



SIMPLY GREEN

Higher Sandygate, Newton Abbot, TQ12 3PZ

Newton Abbot

Guide Price
£250,000



Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

- Period Features
- Charming Cottage
- Modern Living
- Log Burner
- Two Well Sized Bedrooms
- Close To Local Amenities
- Good Size Garden
- Tranquil Location
- Well Equipped Kitchen
- Multiple Outbuildings

Property Type: End of Terrace House

Council Tax Band: B

Tenure: Freehold

A beautifully renovated end-terraced cottage, offering two generously sized bedrooms and well-maintained, enclosed gardens to both the front and rear. Positioned in a peaceful residential area on the outskirts of the sought-after town of Kingsteignton, this property provides the perfect balance of tranquillity and convenience. Immaculately presented throughout, the interior combines modern living with timeless character, featuring elegant oak flooring, a wood-burning stove, and a wealth of period features that add warmth and charm. The accommodation comprises a welcoming entrance porch, a bright and spacious lounge/dining area, a well-appointed kitchen, two comfortable bedrooms, and a sleek, contemporary shower room. Externally, the property boasts delightful landscaped gardens to the front and rear, along with ample storage solutions, including bespoke outbuildings and a greenhouse.







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Ground Floor Accommodation

A gated entrance welcomes you into the pretty front garden, leading to the main door and a spacious porch—ideal for coats and shoes. From here, step into a bright and inviting lounge/diner, complete with exposed ceiling beams, a feature fireplace with woodburning stove, and space for dining. The decor is fresh and contemporary, while still reflecting the home's original charm.

The kitchen sits at the rear and provides a generous layout with plenty of cupboard and counter space, an electric oven with hob, and a sink positioned beneath a window that overlooks the garden. Bespoke tiled splashbacks add a modern touch, and a glazed back door offers direct access to the rear garden.

First Floor Accommodation

Upstairs, the landing has been tastefully redecorated and includes access to the loft. The principal bedroom is a spacious double with room for a full suite of furniture and benefits from a built-in airing cupboard. The second bedroom, overlooking the rear garden, is also a good size and perfect as a guest room, home office, or nursery.

The shower room is sleek and modern, featuring a corner shower enclosure with glass surround, low-level WC, and a vanity unit with basin and storage beneath.

External Features

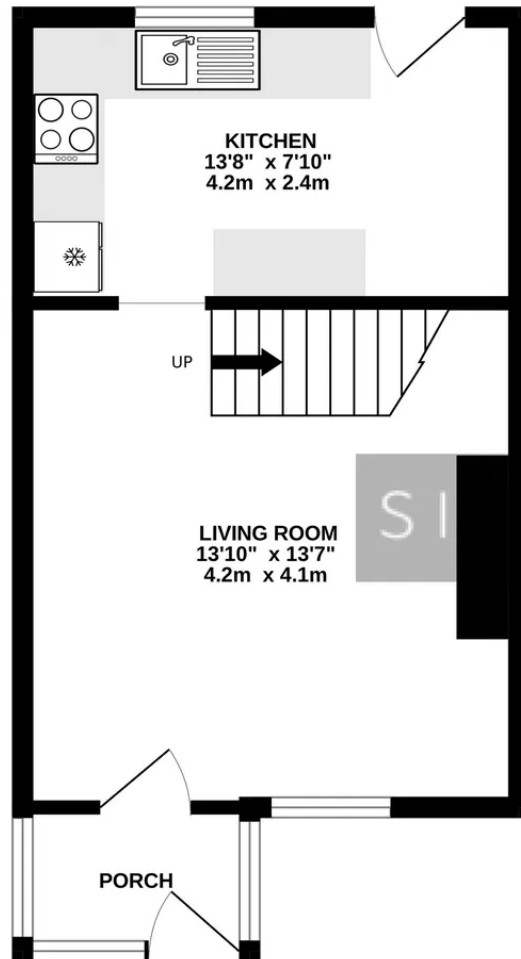
The front garden is enclosed with a gate, offering a welcoming and private entrance. A pathway along the side of the property leads through another gate into the rear garden. Designed for low maintenance, the rear garden is mostly paved and framed by attractive stone walls. There is a large, custom-built shed offering excellent storage, along with a purpose-built greenhouse/potting shed and additional outbuildings for wood storage and tools.

Location

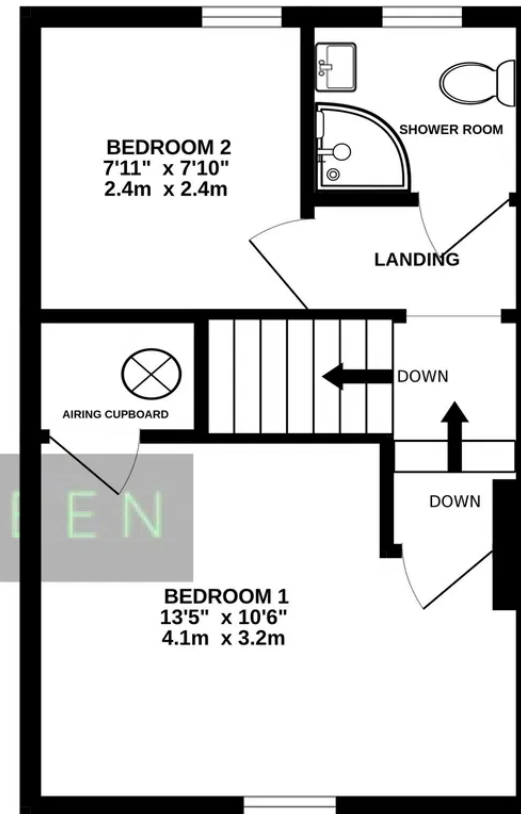
Nestled in the quiet and picturesque setting of Higher Sandygate, this charming end-of-terrace character cottage offers an enviable blend of countryside serenity and urban



GROUND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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88 Queen Street
Newton Abbot
Devon
TQ12 2ET