



SIMPLY GREEN

Gothic Road, Newton Abbot, TQ12 1LD
Newton Abbot

Guide Price
£310,000



Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

- Modern Kitchen/Diner
- Log-Burner
- Gardens To The Front, Rear and Left
- Garage, Parking & Workshop
- Close To Local Amenities
- Great Family Home
- Cul-De-Sac Location
- Bright & Airy Throughout
- Beautifully Presented Semi-Detached Home
- Nearby Transport Links

Property Type: Semi Detached House

Council Tax Band: C

Tenure: Freehold

Tucked away in a peaceful cul-de-sac just moments from Newton Abbot's vibrant town centre, this attractive three-bedroom semi-detached home offers stylish, well-planned living with a contemporary finish throughout. Highlights include a cosy living room with a wood-burning stove, a beautifully updated kitchen/diner opening into a garden room, and a modern family bathroom. The property benefits from gas central heating, uPVC double glazing, an extended garage, driveway space suitable for a large vehicle, and delightful gardens surrounding the house. Early inspection is strongly advised to appreciate the quality and convenience on offer.

Location

Gothic Road occupies an exceptionally convenient location within easy walking distance of Newton Abbot's vibrant town centre, providing effortless access to an extensive range of shops, cafés, restaurants and everyday amenities. The property lies within the sought-after Canada Hill School catchment area and is also close to numerous green spaces, local parks, and key transport connections. The bus station and mainline railway station are both situated nearby, making this an excellent choice for families and commuters alike. In addition, the A380—offering quick and direct links to Torbay, Exeter and the M5—is approximately three-quarters of a mile away, further enhancing the property's overall accessibility.







Ground Floor Accommodation

A decorative uPVC entrance door with a matching side panel opens into a welcoming hallway featuring wood flooring, stairs to the first floor, and useful under-stairs storage.

The lounge overlooks the rear garden and centres around a charming Log-burnin, creating an inviting atmosphere. The room also includes multiple electrical outlets and a radiator.

The spacious kitchen/dining area enjoys plenty of natural light and is fitted with sleek grey high-gloss cabinetry, coordinated worktops and tiled splashbacks. Integrated appliances include an oven, hob, microwave, fridge/freezer, and a cupboard housing the washing machine and tumble dryer. A breakfast bar enhances the space, while a door opens to the front and French doors lead directly into the garden room at the rear.

First Floor Accommodation

The first-floor landing features a side window bringing in natural light and provides access to the loft.

The principal bedroom captures sweeping views over Newton Abbot towards Highweek Church. Bedroom two overlooks the garden, and bedroom three enjoys similarly pleasant views across the town towards the church.

The family bathroom is fitted with a contemporary white suite comprising a panelled bath with shower over, a glazed screen, modern tiling, a vanity wash basin, and a low-level WC, along with an obscure-glazed window.

External Features

The plot includes gardens wrapping around three sides of the property. A gated pathway leads to the front entrance, where there is a neat lawned area.

The extended single garage features an electric up-and-over door, with a workshop section and stable door access to the garden, as well as a dedicated log store.

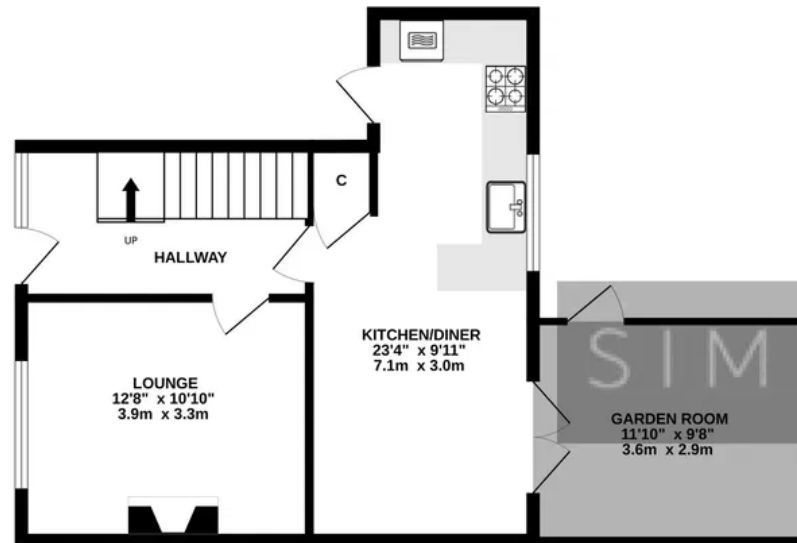
To the side, two timber decked seating areas create ideal spots for outdoor relaxation, complemented by raised borders and a timber shed.

The rear garden provides a mix of paved spaces, steps, further decking with a pergola and a range of mature shrubs. From the rear patio, the garden room links directly back into the dining area.

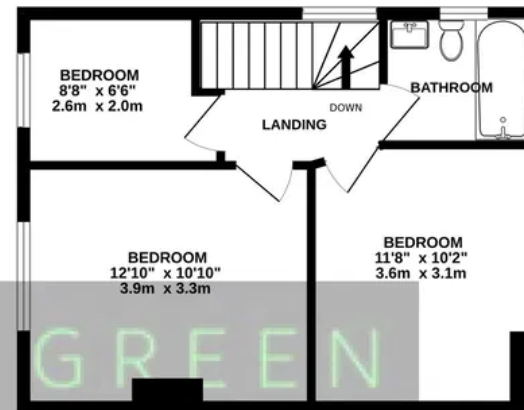
In addition to the garage, there is hardstanding for one large vehicle along with available residents' permit parking.



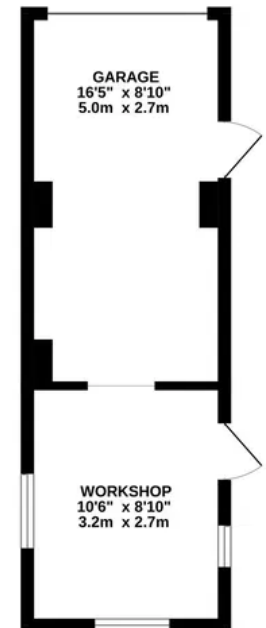
GROUND FLOOR



1ST FLOOR



GARAGE/WORKSHOP



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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