

SIMPLY GREEN

**Hillmans Road, Newton Abbot, TQ12 1AA**  
Newton Abbot

Guide Price  
**£195,000**





**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**

- No Chain!!
- Victorian Terraced House
- Period Style Features
- 3 Well Proportioned Bedrooms
- Garden
- Double Glazed
- Perfect FTB Home
- Close To Local Amenities
- Period Brick Façade
- Central Heating

**Property Type:** Terraced House

**Council Tax Band:** B

**Tenure:** Freehold



Offered with no onward chain, this charming period property presents an ideal opportunity for first-time buyers. The home features a welcoming lounge, a separate dining room, a well-appointed kitchen, and three generously sized bedrooms, all served by a modern family shower room. Situated in the heart of Newton Abbot, the property is just a short walk from the vibrant town centre, offering convenient access to shops, cafés, and local amenities.









## Ground Floor Accommodation

Upon entering the property, you are welcomed into a spacious entrance hall that provides access to the principal living areas. The lounge serves as the heart of the home—ideal for family gatherings and social occasions. This generously sized room features a large central window that floods the space with natural light, along with a traditional mantelpiece that offers a charming focal point.

Adjacent to the lounge is a well-proportioned dining room, which also includes a character fireplace, creating a warm and inviting atmosphere. This area seamlessly complements the lounge, making it a versatile space for entertaining or everyday living.

The kitchen, while traditional in style, is of a good size and offers ample cabinetry and countertop space. It provides a practical and functional layout that serves the needs of modern family life, with potential for future updates to suit individual tastes.

## First Floor Accommodation

Ascending to the first floor, you are greeted by three well-proportioned bedrooms, each offering comfortable accommodation and flexibility for a range of needs.

The principal bedroom spans the full width of the property, creating a spacious retreat, enhanced by a large window that serves as a natural focal point and fills the room with light.

The second bedroom is also generously sized, benefitting from a bright and airy ambiance, ideal for guests or family members.

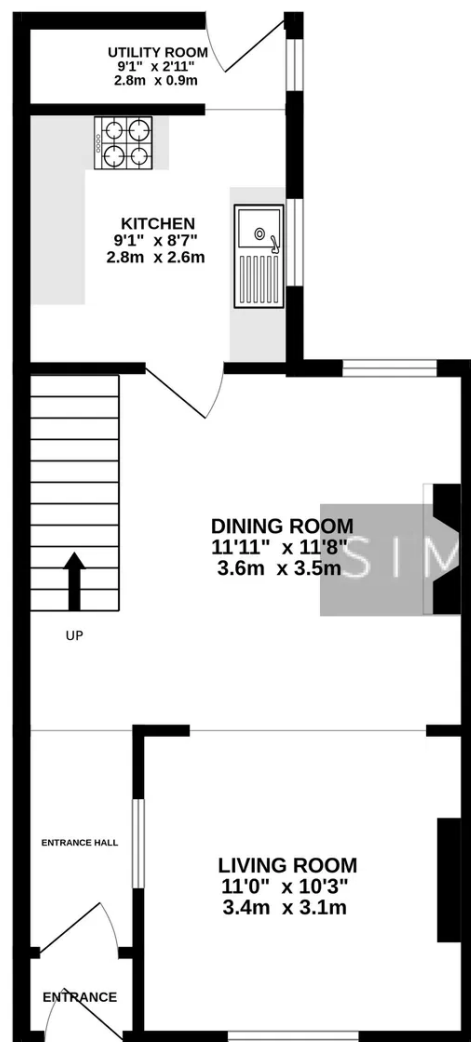
Positioned at the rear of the property, the third bedroom provides a cosy yet functional space—well-suited as a child's room, home office, or nursery.

Completing the upper level is a well-sized family shower room, fitted with a single shower enclosure, wash basin, and WC, offering convenience and practicality for everyday living.

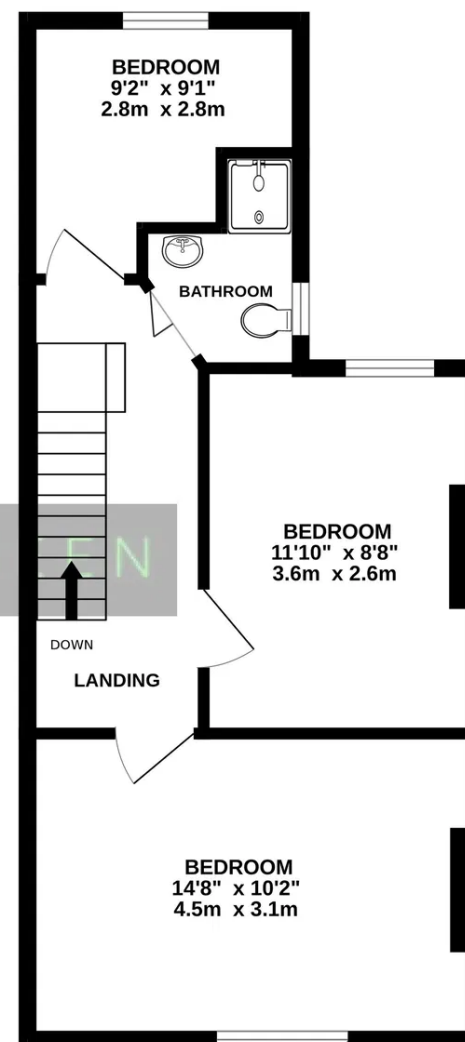




GROUND FLOOR



1ST FLOOR





AT SIMPLY **GREEN**  
WE WILL GIVE YOU TWO FREE  
QUOTES FOR CONVEYANCING

**1 FOR AN ONLINE SOLICITOR,  
PERFECT IF YOU ARE WORKING  
THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR  
IF YOU'D PREFER TO MEET  
FACE TO FACE**



**WE WILL ALSO ARRANGE A  
QUOTE FOR A SURVEY ON  
YOUR ONWARD PURCHASE.  
GIVING YOU PEACE OF MIND TO  
MOVE FORWARD WITH NO  
UNEXPECTED SURPRISES!**

## **CHALLENGE ANDREW!**

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**IS YOUR CURRENT DEAL  
REALLY THE BEST ONE  
AVAILABLE?**

THIS FREE SERVICE COULD  
SAVE YOU MONEY,  
ON WHAT IS MOST LIKELY  
YOUR BIGGEST  
SPEND!



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WE CAN HELP THERE TOO.**

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For more information on this  
house or to arrange a viewing  
please call the office on:

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Alternatively, you can scan  
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