SIMPLY GREEN

Hilton Road, Newton Abbot

-

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

- Chain free
- Freehold
- 3 bedroom mid terrace
- Close to all amenities
- Ground-floor family bathroom
- Four-ring electric hob and integrated fan-assisted oven
- Small low-maintenance rear courtyard
- Permit parking available on the road
- Generous lounge
- Council tax band B

Property Type: Terraced House

Council Tax Band: B

Tenure: Freehold

A well-presented three bedroom mid-terraced property offering spacious and versatile accommodation arranged over two floors. The property briefly comprises an entrance porch, hallway, generous lounge, open plan kitchen/diner with integrated appliances, inner hallway, ground floor bathroom and access to a small rear courtyard. Upstairs are three bedrooms, including two spacious double bedrooms, along with a separate WC. Situated within easy reach of local schools, shops, the town centre and train station, with permit parking available on the road.

Agent Notes

Freehold

Viewings

To view this property, please call us on 01626 798440 or email sales@simply-green.co.uk and we will arrange a time that suits you.

Services

Mains Electricity. Mains Gas. Mains Water. Mains Drainage.

Local Authority

Teignbridge District Council

Accommodation

Upon entering the property, you are welcomed into a useful entrance porch, providing a practical space before entering the main hallway. The hallway gives access to the principal rooms on the ground floor and creates a welcoming entrance into the home.

Internal

To the right of the hallway is a spacious lounge, offering a comfortable reception space ideal for relaxing or entertaining. Returning to the hallway and continuing through the property, you reach the open-plan kitchen/diner. The kitchen is fitted with a four ring hob, integrated fan assisted oven and provides a practical space for both cooking and dining. The kitchen also enjoys views over the small rear courtyard.

From the kitchen, you continue through to an inner hallway, which provides access towards the rear of the property as well as the ground-floor bathroom. There is also a useful understairs storage cupboard, providing additional space for coats, shoes and household items.

To the first floor, the property offers three bedrooms. Bedroom three is located to the rear of the property as you reach the landing, while the two remaining double bedrooms are positioned across the landing and offer excellent proportions.. A separate upstairs WC provides additional convenience.

External

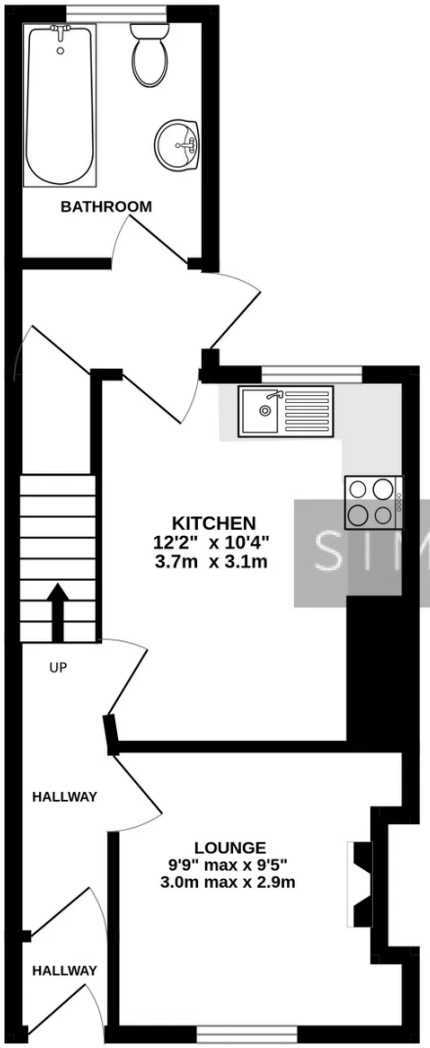
Externally, the property benefits from a small rear courtyard, providing a low maintenance outdoor space. Parking is available on the road via a residents permit.

The location is another key benefit, with the property being conveniently positioned for access to a range of local amenities, schools and shops, making everyday life particularly convenient. The town centre is also within easy reach, providing access to a wider selection of shops, cafés, restaurants and other amenities. For those commuting or travelling further afield, the nearby train station provides an excellent transport option.

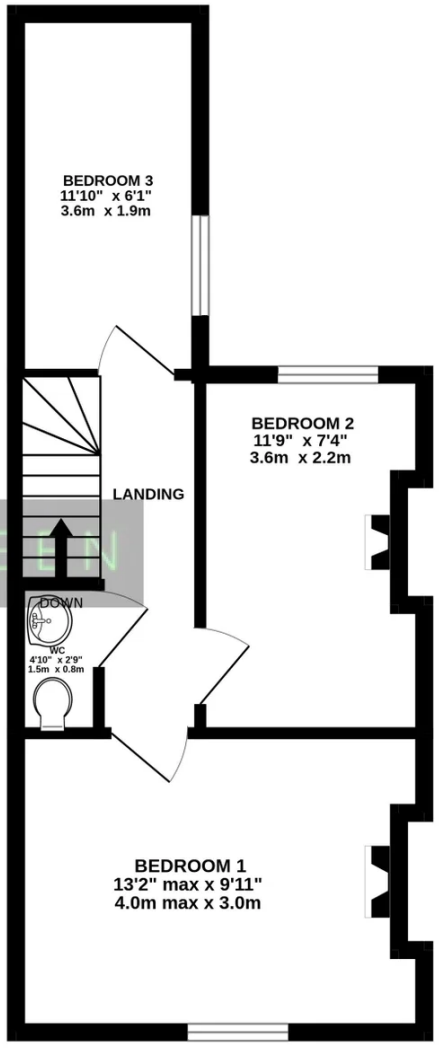
An ideal opportunity for first-time buyers, families or investors, this property offers well proportioned accommodation in a convenient location close to a range of everyday amenities and transport links

Anti-Money Laundering (AML):
In line with current legislation, all purchasers are required to complete Anti-Money Laundering identity verification. A charge of **£30.00 + VAT (£36.00 inclusive)** per purchaser applies and is payable to Simply Green Estate Agents before the verification process can be completed.

GROUND FLOOR



1ST FLOOR



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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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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

CHALLENGE ANDREW!

A FREE MORTGAGE/FINANCIAL REVIEW IS AVAILABLE TO YOU.

IS YOUR CURRENT DEAL REALLY THE BEST ONE AVAILABLE?

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

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!

AND AS FOR THE FINAL STEP, WE CAN HELP THERE TOO.

LET US ARRANGE A QUOTE FOR REMOVALS FROM A LOCAL COMPANY

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

01626 798440

Alternatively, you can scan below to view all of the details of this property online.

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