

SIMPLY GREEN

Hameldown Way, Newton Abbot, TQ12 2DN

Newton Abbot -



Bedrooms: 2 | Bathrooms: 1 | Reception: 1

- No Chain
- Beautifully Presented Two Bedroom Semi-Detached Home
- Allocated Parking Space
- Private and Enclosed Rear Garden
- Bright and Spacious Lounge
- Principal Bedroom With Built In Fitted Wardrobes
- Double Doors Opening Onto The Rear Garden
- Separate Kitchen & Dining Area
- Good Sized Second Bedroom

Property Type: Semi Detached House

Council Tax Band: B

A beautifully presented two bedroom semi-detached home, offered to the market with no onward chain. The property benefits from an allocated parking space, private enclosed rear garden, two good sized bedrooms, kitchen/diner, lounge and family bathroom. The accommodation is well laid out over two floors, making this an ideal home for first time buyers, couples or those looking for a manageable property with excellent outdoor space.





Coming to the market with no onward chain is this beautifully presented two bedroom semi-detached home, offering well proportioned accommodation, allocated parking and a private enclosed rear garden.

Internally

Upon approaching the property, you are welcomed into a useful front porch, providing an ideal space for coats, shoes and everyday items. From here, you enter the main lounge, which enjoys a large window overlooking the rear garden, allowing plenty of natural light into the room. There is also useful storage beneath the stairs.

To the right of the lounge is the kitchen, fitted with a front facing window above the sink, along with space for a washing machine and fridge freezer. The kitchen leads through into the dining area, creating a practical space for everyday dining and entertaining. Double doors from the dining area open directly onto the private rear garden, providing a pleasant connection between the inside and outside spaces.

Upstairs, the landing provides access to both bedrooms and the main family bathroom. The principal bedroom is a good sized room and benefits from built in fitted wardrobes, providing useful storage. The second bedroom is also well proportioned and would make an ideal guest bedroom, child's room or home office.

Completing the accommodation is the main bathroom, fitted with a bath with shower over, wash basin and WC.

Externally

The property benefits from an allocated parking space, while to the rear is a private and enclosed garden, offering a pleasant outdoor space. A side access path provides a convenient link between the front and rear of the property.

With its no chain position, allocated parking, two good sized bedrooms and private garden, this is a home that is well worth viewing.

Location

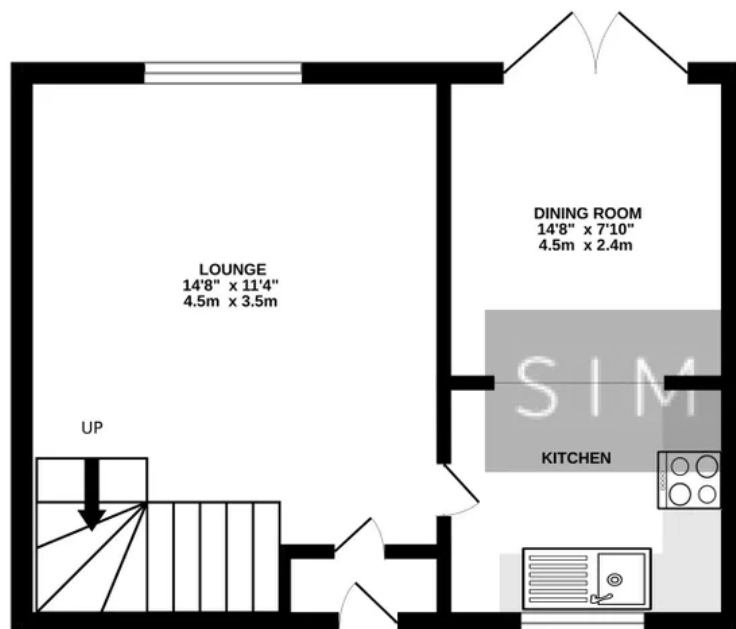
Ideally positioned for convenient access to the town centre. The property is within walking distance from the heart of Newton Abbot, placing a wide range of shops, cafés, restaurants and amenities within easy walking distance. The area is well-served by everyday conveniences, with supermarkets, local shops and green spaces all close by, making it particularly practical for day to day living.

Anti-Money Laundering (AML):

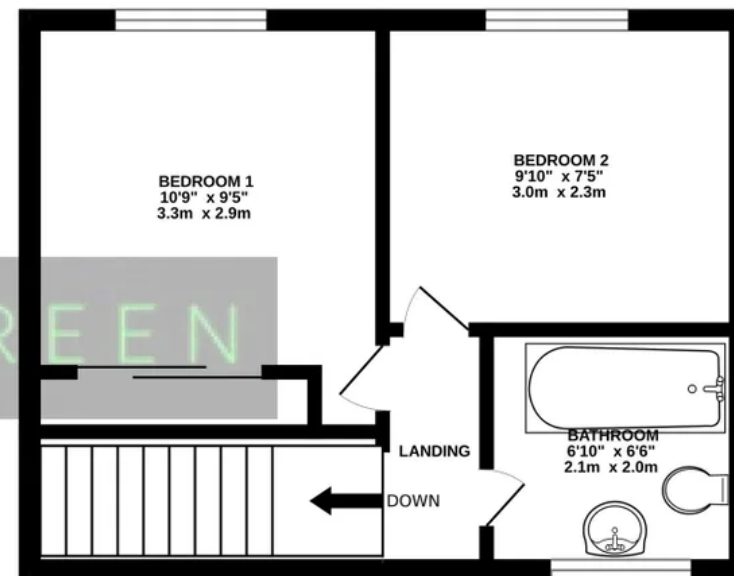
In line with current legislation, all purchasers are required to complete Anti-Money Laundering identity verification. A charge of **£30.00 + VAT (£36.00 inclusive)** per purchaser applies and is payable to Simply Green Estate Agents before the verification process can be completed.



GROUND FLOOR



1ST FLOOR



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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AND

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FACE TO FACE**



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