

SIMPLY GREEN

Broadridge Close, Newton Abbot, TQ12 1YE

Newton Abbot - Guide Price £230,000



Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

- Open Plan Living Space
- Far Reaching Countryside Views
- Close To Local Amenities
- Parking To The Side Of The Property + 1 Allocated Space
- Downstairs W.C
- Dual Aspect Windows
- Bright & Airy Feel
- Cul-De-Sac Location
- Modernised Kitchen
- 3 Well Proportioned Bedrooms

Property Type: End of Terrace House

Tenure: Freehold

Beautifully presented three-bedroom end-of-terrace home, ideally located in the sought-after Bradley Valley area of Newton Abbot. This inviting property offers a bright and spacious open-plan layout, seamlessly combining the lounge, dining area and modern kitchen complete with a stylish breakfast bar – perfect for both everyday living and entertaining. Upstairs, the first floor features three well-proportioned bedrooms and a family bathroom. Outside, the home benefits from a front garden and an attractive decked rear garden, ideal for relaxing or hosting guests, which leads to two allocated parking spaces accessed via a private pathway. Perfect for families or first-time buyers, the property also enjoys convenient access to local amenities, reputable schools and excellent transport links.







ground Floor Accommodation

Upon entering the property, you are welcomed into a bright entrance hall which leads through to the impressive open-plan living space. This area seamlessly combines the lounge, dining area and kitchen to create a sociable and versatile hub of the home.

The lounge and dining space has been thoughtfully designed with modern living in mind, offering ample room for both relaxing and entertaining. A partition wall subtly defines the kitchen area while providing additional preparation space and an ideal spot for informal dining or morning coffee.

The contemporary kitchen is well-equipped with an integrated oven and cooker, complemented by generous worktop space and ample cabinetry for storage. To the rear, double doors open directly from the lounge onto a private decked garden, effortlessly blending indoor and outdoor living. From here, the property enjoys delightful countryside views and the advantage of evening sun – perfect for unwinding at the end of the day.

A cleverly designed alcove beneath the stairs has been transformed into a practical home-working area, maximising space without compromising the flow of the main living area.

Completing the ground floor accommodation is a convenient cloakroom/WC, which also houses the boiler.



First Floor Accommodation

The first floor offers three well-proportioned bedrooms, making this an ideal home for a growing family or those in need of flexible space. The master bedroom is positioned at the rear of the property and enjoys delightful countryside views, enhanced by double-aspect windows that allow plenty of natural light to fill the room.

The third bedroom is centrally located and is currently arranged with bunk beds, demonstrating its suitability as a comfortable children's room or guest space. The second bedroom, situated over the stairs, provides versatile accommodation – perfect as a nursery, child's bedroom, dressing room, or dedicated home office.

Completing the first floor is a family bathroom, also located at the rear. The suite comprises a bath with overhead shower, WC and wash basin, with the added benefit of a window providing natural light and ventilation.

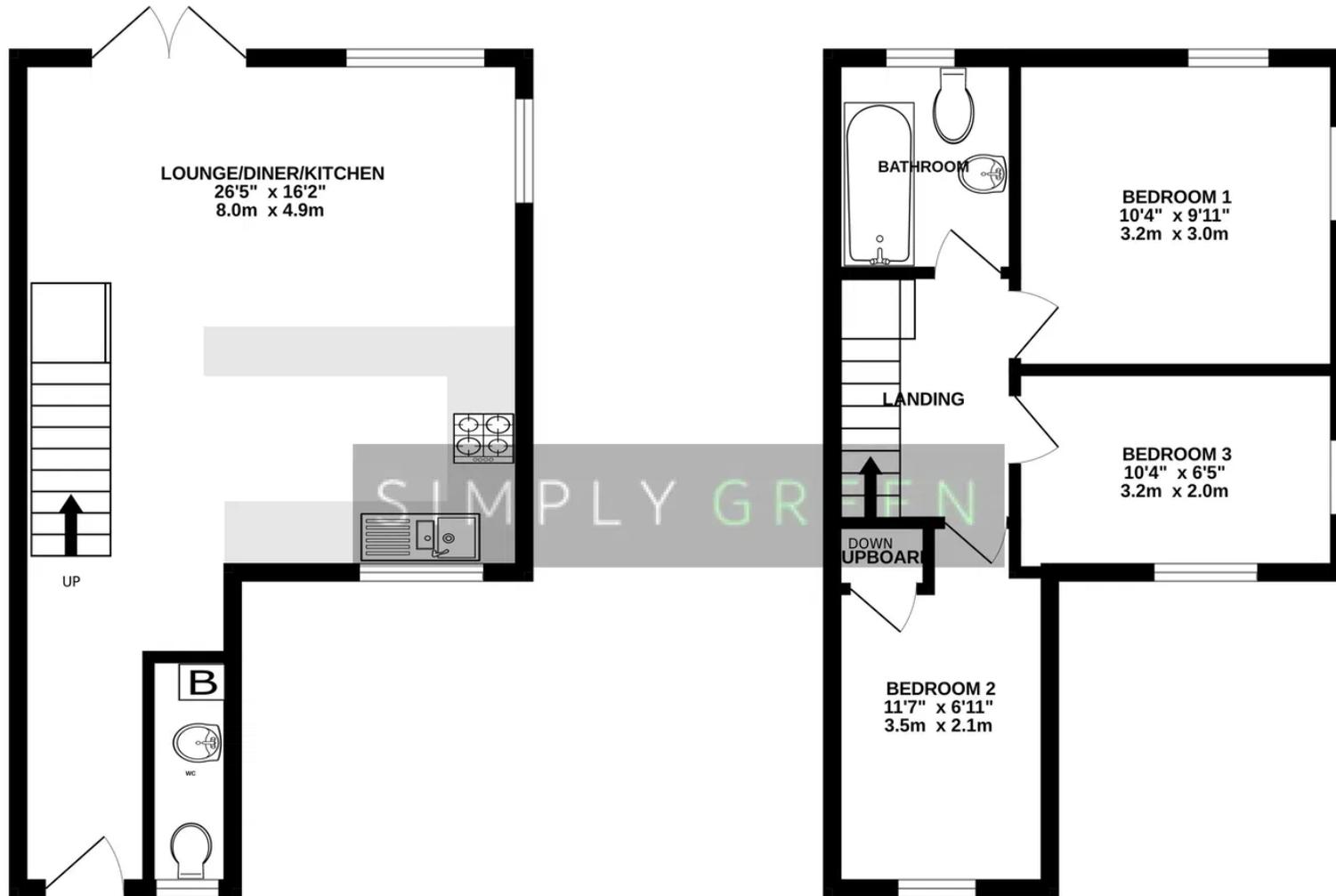
Services

- Mains Electricity
- Mains Gas
- Mains Water
- Mains Drainage

To arrange a viewing, please contact us and we'll be happy to arrange a convenient time.

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!

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!



**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.



88 Queen Street
Newton Abbot
Devon
TQ12 2ET