

SIMPLY GREEN

King Street, Newton Abbot, TQ12 2LG  
Newton Abbot





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

- No Chain!
- Two Well Proportioned Bedrooms
- Outbuilding Workshop
- Great FTB & Investment Property
- Good Size Living Spaces
- Bright Throughout
- Family Bathroom
- Walking Distance From Local Amenities
- Semi-Detached
- Enclosed Courtyard

This chain-free, two-bedroom property is ideally located in the heart of Newton Abbot on King Street, just a short walk from the town centre and its wide range of amenities. The property welcomes you with a central hallway providing access to the principal ground-floor rooms and the staircase to the first floor. The ground floor features a spacious open-plan lounge and dining area, creating a versatile living space ideal for relaxing or entertaining, along with a separate kitchen. Upstairs, there are two well-proportioned bedrooms and a family bathroom, with useful storage throughout the home. Situated within close proximity to the town centre, the property benefits from easy access to local shops, supermarkets, restaurants, schools, and transport links, making it an excellent opportunity for first-time buyers, investors, or those seeking a conveniently located home



### **Location**

King Street is conveniently situated close to the centre of Newton Abbot, providing easy access to a wide range of local amenities including shops, supermarkets, cafés, restaurants and leisure facilities. The town centre is within walking distance and offers a lively atmosphere with regular markets and community events.

Newton Abbot railway station is also nearby, offering direct services to Exeter, Plymouth and London Paddington, while the A380 and A38 provide excellent road links to Exeter, Torbay and the M5, making the area well suited for commuters.

The property is well positioned for local schooling and green spaces, with parks such as Decoy Country Park a short distance away. Dartmoor National Park and the South Devon coastline, including Teignmouth and Torquay, are also easily accessible, offering plenty of opportunities for outdoor activities and days by the sea.

### **Services**

Main Gas  
Mains Electric  
Mains Water  
Mains drainage.





### **Ground Floor Accommodation**

The ground floor is entered via a vestibule and spacious hallway, which provides access to all main rooms and the staircase leading to the first floor.

The lounge and dining room are arranged in an open-plan layout, creating an excellent sense of space while still retaining the generous proportions of two distinct reception areas. The lounge benefits from a striking bay window with tall glazing, allowing an abundance of natural light to fill the room and enhancing its welcoming atmosphere. A feature mantelpiece serves as an attractive focal point, adding character to the space.

The dining area continues the bright and airy feel, featuring large floor-to-ceiling windows that further maximise natural light. From here, there is convenient access through to the kitchen.

The kitchen is well maintained and fitted with wooden cabinetry complemented by black marble-effect worktops, offering both style and practicality. There is space for a freestanding cooker with hob and extractor fan, along with additional room for a fridge/freezer. The walls are finished with a tiled splashback, providing a clean and practical surface.

A large window positioned above the stainless steel sink allows further natural light into the kitchen, while a door provides direct access to the rear courtyard, making it a functional and pleasant space for everyday living.



### **First Floor Accommodation**

The first floor comprises two well-proportioned bedrooms and a family bathroom, all accessed from the central landing.

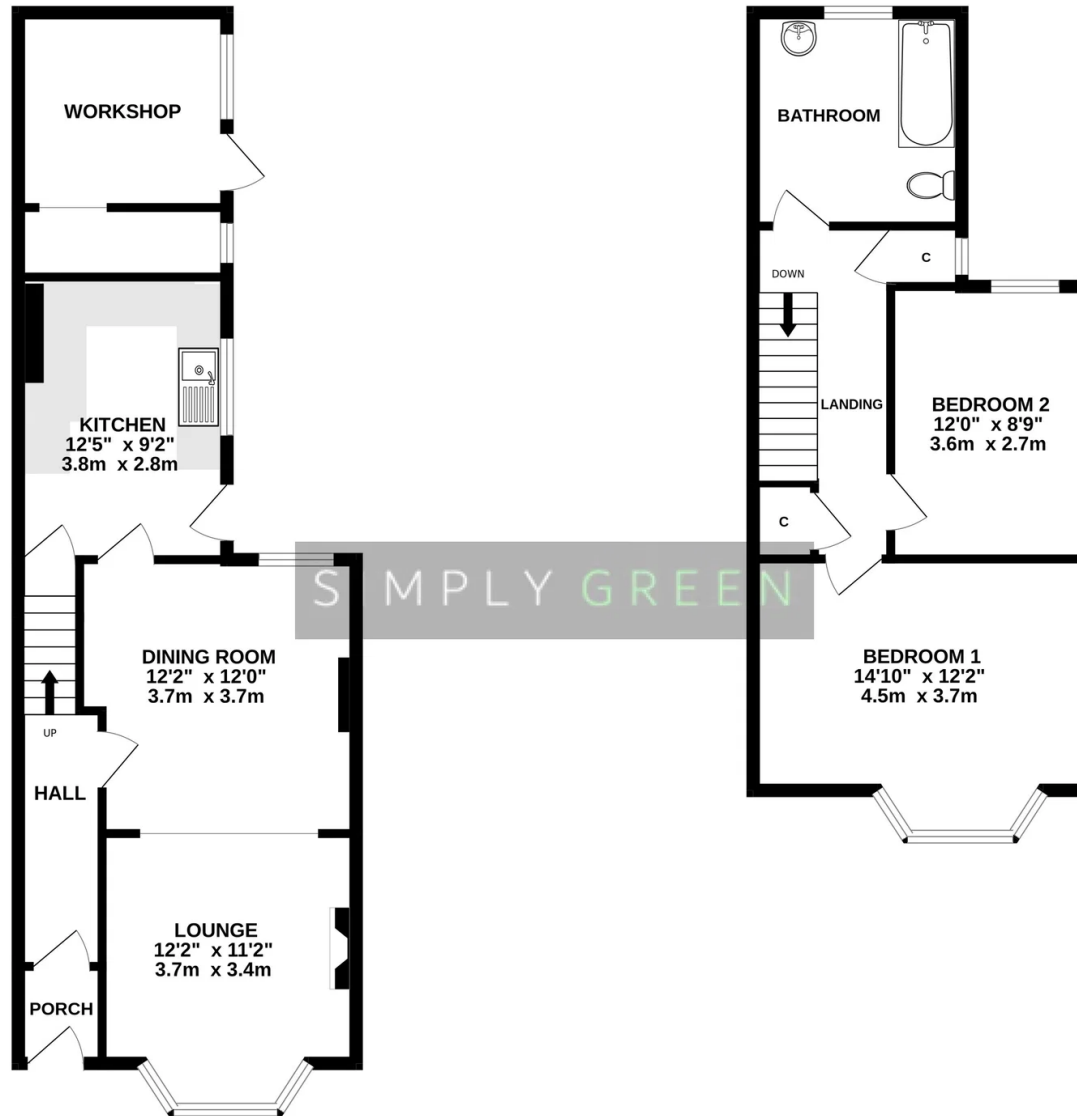
The principal bedroom is a spacious and light-filled room, enhanced by large bay windows that allow an abundance of natural light to pour in while also adding character to the space. The second bedroom is also generously sized and benefits from a large window, creating a bright and comfortable environment suitable for a bedroom, guest room, or home office.

Located at the rear of the property, the family bathroom is fitted with a bath with shower over, wash hand basin, and W.C., providing practical and functional facilities. This floor also benefits from ample storage, with convenient built-in cupboards available off the landing.

Throughout the property there are multiple electrical sockets and gas central heating radiators, ensuring practicality and comfort for modern living.

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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