

SIMPLY GREEN



Spencer Road, Newton Abbot, TQ12 1BQ

Newton Abbot



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

- Panoramic Views
- Period Features
- Modern Interior
- Laundry Room
- Integrated Appliances
- Separate W/C
- Light & Bright Throughout
- Prime Location
- Ideal FTB or Investment Home
- Close To Local Amenities

**Property Type:** Terraced House

**Council Tax Band:** B

**Tenure:** Freehold

This attractive three-bedroom terraced townhouse occupies a highly sought-after position and enjoys impressive far-reaching views across Newton Abbot and beyond. Ideally located within comfortable walking distance of a wide range of local amenities, including schools, shops and the mainline train station, the property offers both convenience and appeal. Internally, the accommodation is presented with a modern finish and comprises a spacious lounge/diner, a well-appointed kitchen, and three bedrooms, including a principal bedroom with en suite facilities. A separate laundry room with useful storage further enhances the practicality of the home. The outstanding feature of this property is undoubtedly the stunning panoramic outlook, providing an elevated and picturesque setting.







## Accommodation

As you approach the property, its attractive brick façade immediately sets a welcoming tone. Step inside the entrance hall, which leads naturally to the principal living areas, where space and light define the home.

The lounge and dining area is bright, airy, and ideal for both relaxing and entertaining. A distinctive brick fire recess serves as a striking focal point, while multiple electrical outlets and a double radiator ensure comfort and practicality. Flowing seamlessly from this space is the open-plan kitchen, thoughtfully designed with elegant white matte cabinetry, light oak square-edged worktops, and stylish white tiling with contrasting black grouting. Integrated appliances, including an oven and induction hob, are complemented by a discreetly concealed extractor fan, maintaining a clean, streamlined aesthetic. A large window fills the kitchen with natural light while offering pleasant views, further enhancing the sense of space.

The property offers a versatile range of bedrooms, each with a light and airy feel thanks to large Victorian-style windows. Two well-proportioned rooms are perfect for guests or a growing family, with ample space for wardrobes and additional furniture. A beautifully finished family bathroom features oak-effect flooring, a WC, wash basin, bath with shower over, and a separate glass-enclosed corner shower with a rainfall shower head.

Occupying a private area of the home, the principal suite provides a true retreat. Generously proportioned and filled with natural light, it includes a private WC and a separate dressing area, offering flexibility as additional storage and convenience. Adjacent to this is a thoughtfully designed laundry room, complete with a sink, space for a washing machine, and ample cabinetry, providing a practical solution for washing, drying, and organising clothing while maintaining the flow of the home.



## External Features

Externally, the property showcases an attractive brick-built façade, with large windows that highlight its charming Victorian heritage. The home features a generously sized patio garden, offering far-reaching views and an inviting space for outdoor entertaining. Bathed in sunlight, this area provides the perfect spot to relax, socialise, or enjoy the surroundings.

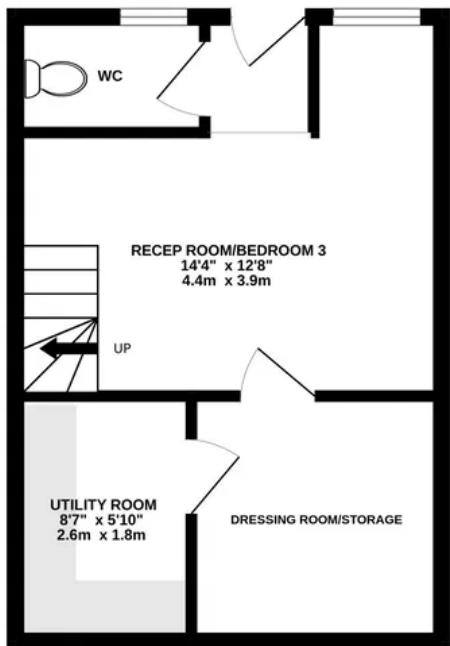
## Location

Situated on the highly sought-after Spencer Road in Newton Abbot, this property occupies a prime residential setting with convenient access to a wide array of local amenities. Newton Abbot is a vibrant South Devon town, celebrated for its strong sense of community, excellent schools, and a variety of everyday conveniences, including boutique shops, cafes, supermarkets, and leisure facilities, all within easy reach.

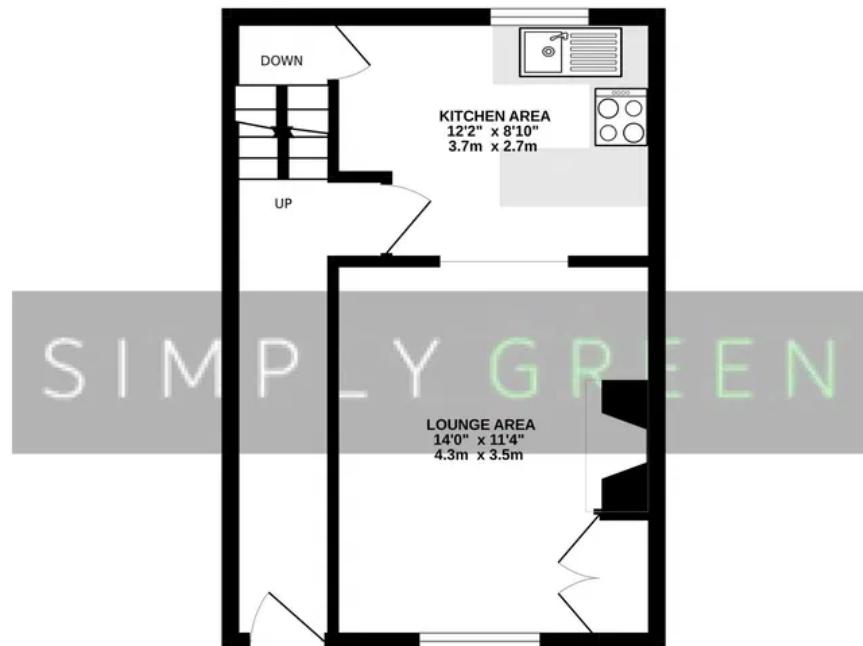
The location is particularly appealing to commuters, with Newton Abbot's mainline railway station providing regular services to Exeter, Plymouth, and London. Excellent road links via the A38 and A380 ensure seamless travel across the region and beyond.

For families and outdoor enthusiasts, the area offers close proximity to scenic green

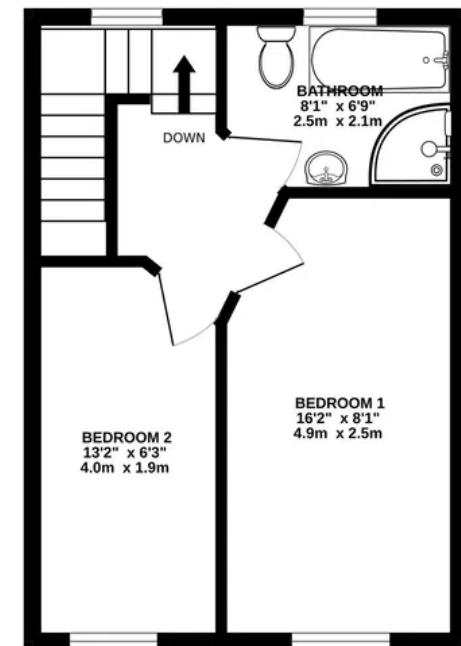
LOWER GROUND FLOOR



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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