

SIMPLY GREEN



Broadway Avenue, Kingsteignton, Newton Abbot, TQ12 3EW

Newton Abbot - Guide Price £300,000



Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

- No Chain!
- Level Plot
- 2 Well Proportioned Bedrooms
- Ample Driveway Parking w/ Single Garage
- Sunroom w/ Electric Points
- Large Front & Rear Garden
- Bright & Airy Throughout
- Tucked Away Cul-De-Sac Location
- Close Proximity To Local Amenities
- Sought-After Area

Property Type: Semi-Detached Bungalow

Council Tax Band: C

Tenure: Freehold

Location

Broadway Avenue is a well-established residential area conveniently positioned close to Newton Abbot town centre. The property benefits from easy access to a wide range of amenities including supermarkets, independent shops, cafés, pubs and regular local markets. Reputable schools and Newton Abbot Leisure Centre are nearby, along with green open spaces for outdoor recreation.

Newton Abbot's mainline railway station provides direct links to Exeter, Plymouth and London, while excellent road connections offer straightforward access to the A380, M5 and the South Devon coast. With Dartmoor National Park and beautiful beaches just a short drive away, this location offers a superb balance of everyday convenience and lifestyle appeal.

Services

Mains Electricity
Mains Gas
Mains Water
Mains Drainage.

Local Authority

Teignbridge District Council

Viewings

To view this property, please call us and we will arrange a time that suits you.







Ground Floor Accommodation

Internally, the property opens into a welcoming porch hallway, providing access to the garage, the main front door, and the rear garden.

The kitchen/diner is a well-proportioned space, featuring ample cabinetry and generous work surfaces arranged in an L-shape across two walls. A large window allows plenty of natural light to fill the room, creating a bright and practical setting for everyday living and dining.

The lounge is also generously sized and benefits from a large uPVC window that floods the space with natural light. An electric fire set within an mantelpiece serves as a focal point of the room, adding warmth and character. The lounge is fitted with ample electrical outlets and a large radiator for comfort and convenience.

The principal bedroom, located at the rear of the property, is a spacious and peaceful retreat, with a large window overlooking the rear garden. The room also benefits from a deep storage cupboard, ideal for clothing and additional storage needs.

Bedroom two, also positioned at the rear, is a great-sized room, perfect for visiting guests or offering potential to reconfigure the property into a three-bedroom home (subject to the necessary consents).

From the hallway, which provides access to all principal rooms, there is additional storage available via a convenient cupboard.

The family shower room is a good size and finished in cream tiling. It comprises a WC, a wash basin with under-cupboard storage, and a large corner shower. A double-glazed frosted window provides natural light while maintaining privacy.

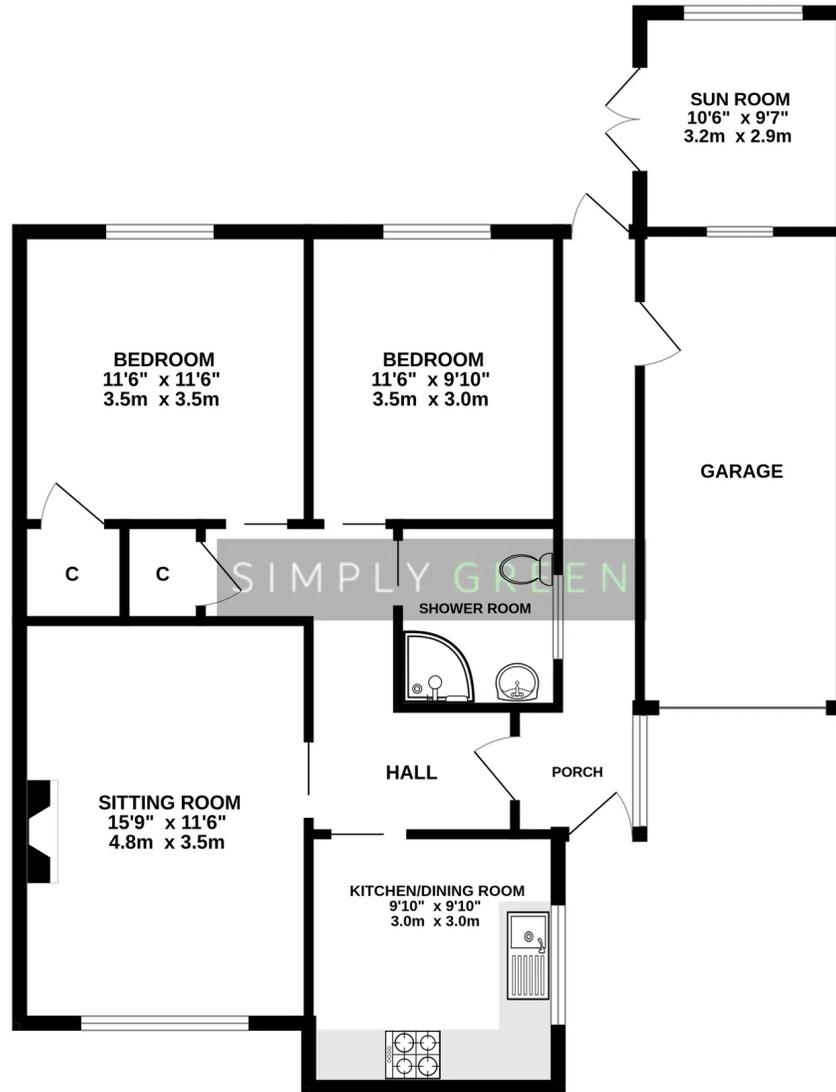
External Features

To the front of the property, there is a large gated driveway providing ample off-road parking and leading to the single garage. Adjacent to the driveway, you will find a generous garden area, with mature shrubbery to the front offering an added sense of privacy and enhancing the property's kerb appeal.

The rear garden is also well proportioned and thoughtfully maintained, predominantly laid to lawn and bordered by mature bushes to create a private and peaceful outdoor space. The garden provides access to the sunroom, which is equipped with electrical outlets and offers excellent versatility – ideal as a hobby room, home office, or additional space for visiting guests.



GROUND 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