

SIMPLY GREEN

**West Mount, Newton Abbot, TQ12 1DL**

**Newton Abbot - Guide Price £285,000**





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

- Semi-Detached Bungalow
- Modernised Kitchen/Diner
- Detached Garage
- Large Front & Rear Gardens
- Prominent Position
- 2 Well Proportioned Bedrooms
- Far-Reaching Views
- Sought-After Location
- Cul-De-Sac
- Amenities Close By

**Property Type:** Semi-Detached Bungalow

**Council Tax Band:** C

**Tenure:** Freehold

This semi-detached bungalow occupies a prominent position within the sought-after area of Newton Abbot. The accommodation comprises a generously sized lounge, a modernised kitchen/dining area, two well-proportioned bedrooms, and a family bathroom. Externally, the property benefits from a garage, a large front garden, and a tiered rear garden. Set on a substantial plot in a desirable location, the property offers excellent access to local amenities including Decoy Park, Decoy School, shops, and nearby towns, as well as convenient links to the main road networks serving Exeter, Plymouth, and Torquay.











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### Accommodation

Upon entering the property, you are welcomed into a central entrance hallway which provides access to all principal rooms. The lounge is a generously sized living space, enjoying an attractive outlook over Newton Abbot. Large windows flood the room with natural light and panoramic views, creating a bright and inviting atmosphere, while multiple electrical outlets add everyday practicality.

The kitchen/diner has been recently modernised and offers a spacious dining area alongside a beautifully designed kitchen. Stylish navy blue cabinetry is complemented by elegant white marble-effect worktops, creating a contemporary yet timeless finish. The kitchen is well equipped with an integrated fridge/freezer, gas oven and hob, and dishwasher. Large bi-folding doors allow an abundance of natural light to fill the space and provide direct access to the rear garden, making it ideal for both daily living and entertaining.

The principal bedroom is well proportioned and benefits from a bright and airy feel. The second bedroom is also of a good size and is perfectly suited for visiting guests or as a flexible additional room.

The family bathroom has been beautifully modernised, with stylish tiling that complements the contemporary fittings, including a bath with shower over, WC, and wash basin.

### External Features

To the front of the property, there is a useful single garage alongside a generous, well-maintained lawned garden, creating an attractive approach to the home.

The rear garden offers a fantastic outdoor space with multiple areas ideal for socialising and relaxation. It begins with a gravel patio area, perfect for outdoor dining, and continues to two separate tiered lawn sections, providing both versatility and visual interest.

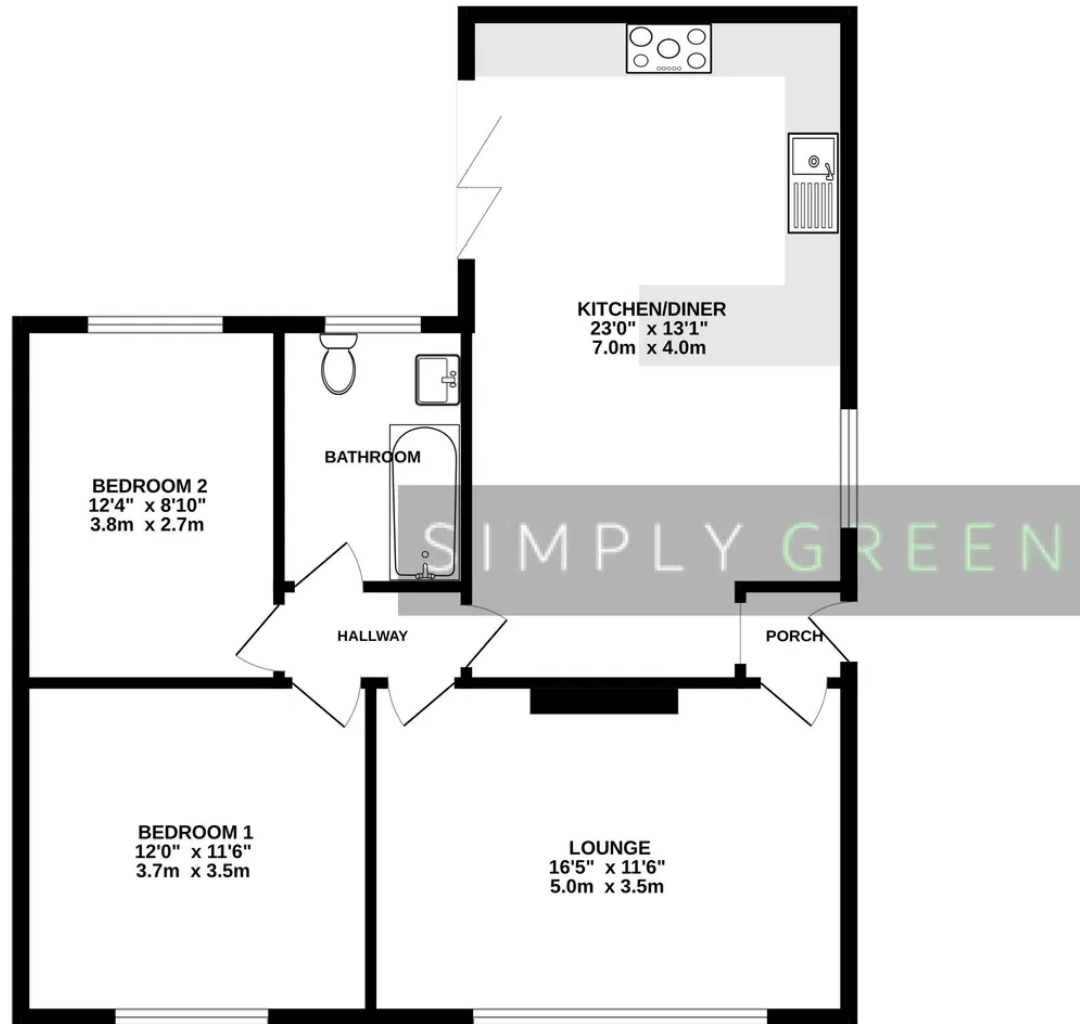
### Location

West Mount is a well-located residential street in Newton Abbot, offering convenient access to the town centre and a wide range of local amenities. Newton Abbot provides

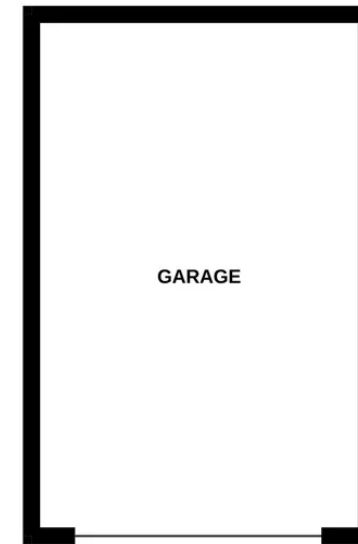




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