

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.







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.

## 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.

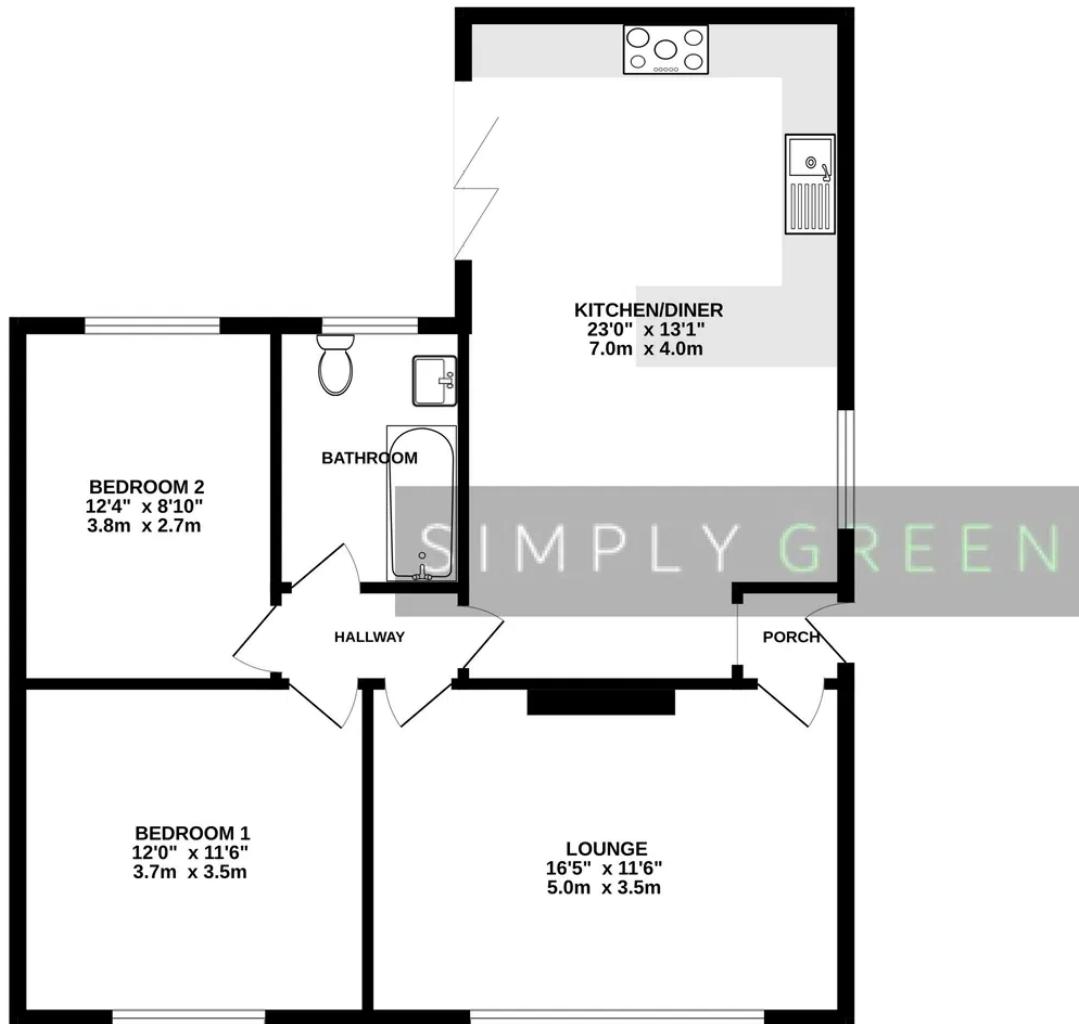
The rear garden offers a fantastic outdoor space with multiple areas ideal for socialising and relaxation. It begins with a gravel patio area, perfect for outdoor dining, and continues to two separate tiered lawn sections, providing both versatility and visual interest.

## Location

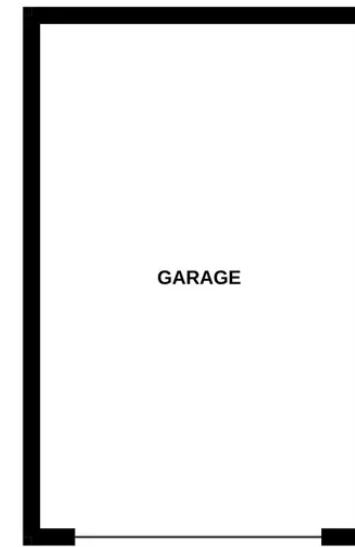
West Mount is a well-located residential street in Newton Abbot, offering convenient access to the town centre and a wide range of local amenities. Newton Abbot provides



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.  
Made with Metropix ©2026

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