

SIMPLY GREEN



**Daws Meadow, Kingsteignton, Newton Abbot, TQ12 3UA**

Newton Abbot - Guide Price £290,000

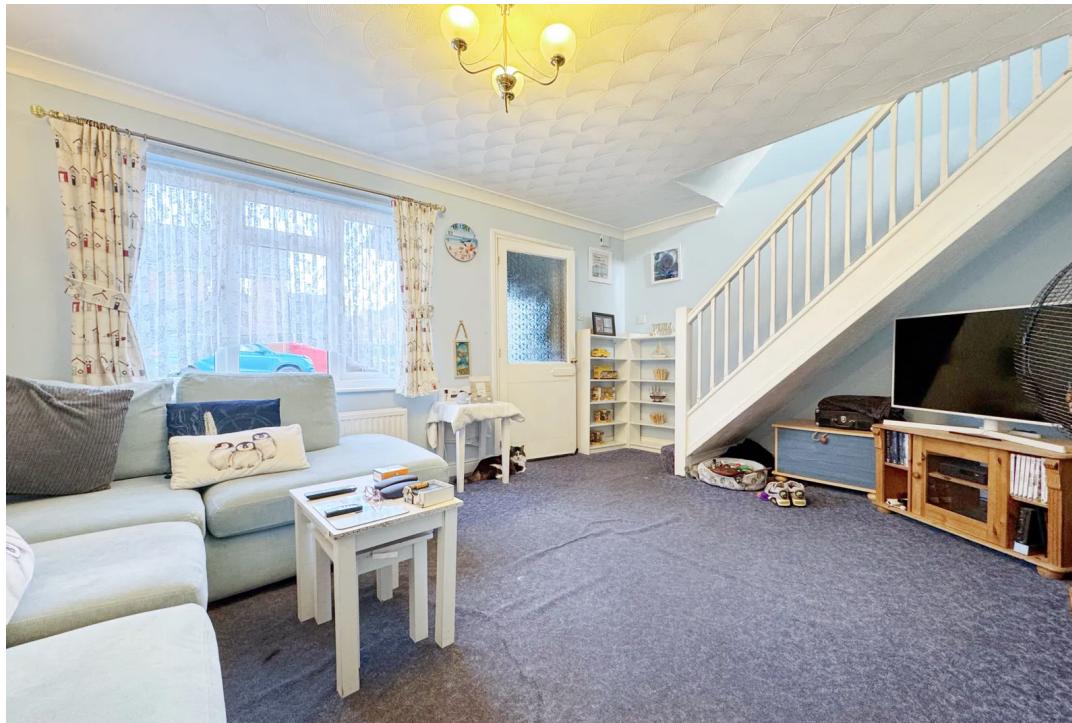


**Bedrooms: 4 | Bathrooms: 1 | Receptions: 2**

- Semi-Detached Family Home
- 3 Reception Rooms
- Well Proportioned Rooms Throughout
- Utility Room
- 3/4 Bedrooms
- Conservatory
- Driveway Parking
- Enclosed Rear Garden
- Close To Local Amenities
- Great First Time Buyer Or Investment Property

**Property Type:** Semi Detached House

**Council Tax Band:** C



Situated in the peaceful cul-de-sac of Daws Meadow, this well-presented three-bedroom semi-detached home offers generous internal and external space, ideal for modern family living. Conveniently located within easy, level walking distance of local shops and amenities, the property combines comfort with practicality. The ground floor features a welcoming lounge, separate dining room, fitted kitchen, bright conservatory, utility room, downstairs WC, and a versatile second reception room converted from the former garage. Upstairs comprises three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from driveway parking, a good-sized front garden, and an enclosed rear garden with side access—perfect for families and outdoor entertaining.





## Ground Floor Accommodation

As you enter the property, you are welcomed into a porch area, ideal for storing outdoor clothing and footwear. The lounge is a well-proportioned space that flows seamlessly into the dining area, creating a natural setting for both relaxation and entertaining. It features a mantelpiece fireplace, multiple electrical outlets, a radiator, and a large uPVC window that allows for an abundance of natural light. The dining room is generously sized and connects to the conservatory via sliding uPVC doors, enhancing the sense of space and versatility. It is conveniently positioned adjacent to the kitchen. The kitchen provides ample cabinetry and designated space for appliances, including a fridge and washing machine. It is fitted with an integrated sink and benefits from a window that fills the room with natural light. The utility area also includes a sink and additional cabinetry, offering practical supplementary space. A separated downstairs WC is located within this section. Additionally, the property features a second reception room on the ground floor, which could alternatively serve as a guest bedroom. This room includes a uPVC window and multiple electrical outlets, providing flexibility to suit a variety of needs.



## First Floor Accommodation

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom enjoys a bright and airy atmosphere, featuring ample electrical outlets, a radiator, and a large window that allows natural light to pour into the space. The two additional bedrooms provide comfortable accommodation, well suited to a growing family or visiting guests. Completing this level is the family bathroom, finished with tiled walls and a glazed uPVC window. The suite comprises a bath with shower, wash basin, and WC. Access to the loft space is also available from this floor.

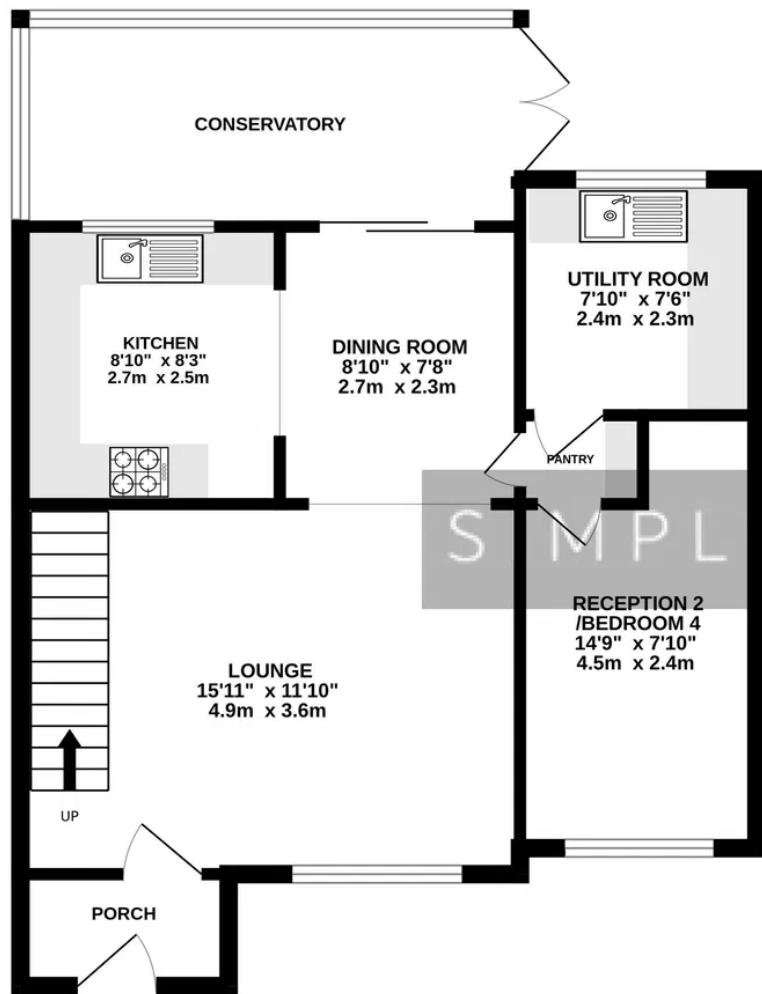
## External Features

To the front of the property, there is ample off-road parking provided by a private driveway, alongside a well-maintained front garden. A pathway leads from the driveway to the main entrance, creating a welcoming approach. Side access is also available, leading to the rear of the property. The rear garden is fully enclosed with wooden fencing, offering a secure and private outdoor space. A patio area provides an ideal setting for al fresco dining and outdoor entertaining, making this a valuable extension of the home.

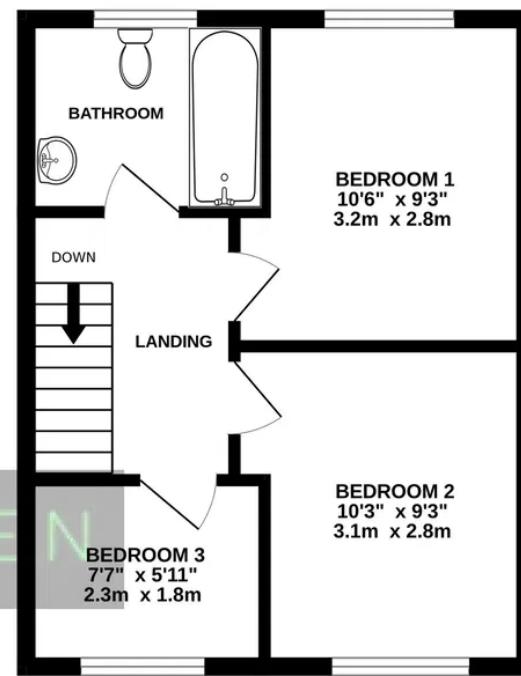
## Location

Located in the sought-after Daws Meadow area of Newton Abbot, this property is close to a range of local amenities including shops, cafés, pubs, and supermarkets. Families will benefit from nearby primary and secondary schools, including St Michael's C of E Primary, Rydon Primary, Teign School, and Newton Abbot College. For outdoor activities, there are pleasant walks at Decoy Country Park, riverside paths along the River Lemon, and easy access to Dartmoor National Park and the South Devon coast. Commuters enjoy excellent connections via the A380 and Newton Abbot's mainline railway station, providing direct services to Exeter, Torbay, and London.

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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