

SIMPLY GREEN



Hillmans Road, Newton Abbot, TQ12 1AA

Newton Abbot - Guide Price £195,000



**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**

- No Chain!!
- Victorian Terraced House
- Period Style Features
- 3 Well Proportioned Bedrooms
- Garden
- Double Glazed
- Perfect FTB Home
- Close To Local Amenities
- Period Brick Façade
- Central Heating

**Property Type:** Terraced House

**Council Tax Band:** B

**Tenure:** Freehold

Offered with no onward chain, this charming period property presents an ideal opportunity for first-time buyers. The home features a welcoming lounge, a separate dining room, a well-appointed kitchen, and three generously sized bedrooms, all served by a modern family shower room. Situated in the heart of Newton Abbot, the property is just a short walk from the vibrant town centre, offering convenient access to shops, cafés, and local amenities.







### **Ground Floor Accommodation**

Upon entering the property, you are welcomed into a spacious entrance hall that provides access to the principal living areas. The lounge serves as the heart of the home—ideal for family gatherings and social occasions. This generously sized room features a large central window that floods the space with natural light, along with a traditional mantelpiece that offers a charming focal point.

Adjacent to the lounge is a well-proportioned dining room, which also includes a character fireplace, creating a warm and inviting atmosphere. This area seamlessly complements the lounge, making it a versatile space for entertaining or everyday living.

The kitchen, while traditional in style, is of a good size and offers ample cabinetry and countertop space. It provides a practical and functional layout that serves the needs of modern family life, with potential for future updates to suit individual tastes.

### **First Floor Accommodation**

Ascending to the first floor, you are greeted by three well-proportioned bedrooms, each offering comfortable accommodation and flexibility for a range of needs. The principal bedroom spans the full width of the property, creating a spacious retreat, enhanced by a large window that serves as a natural focal point and fills the room with light. The second bedroom is also generously sized, benefitting from a bright and airy ambiance, ideal for guests or family members. Positioned at the rear of the property, the third bedroom provides a cosy yet functional space—well-suited as a child's room, home office, or nursery. Completing the upper level is a well-sized family shower room, fitted with a single shower enclosure, wash basin, and WC, offering convenience and practicality for everyday living.

### **External Features**

Externally, the property boasts a beautifully crafted brick façade, adding to its charm and curb appeal. The rear courtyard is a sun-drenched, a perfect space for socialising. The property has also had new rear fences fitted.

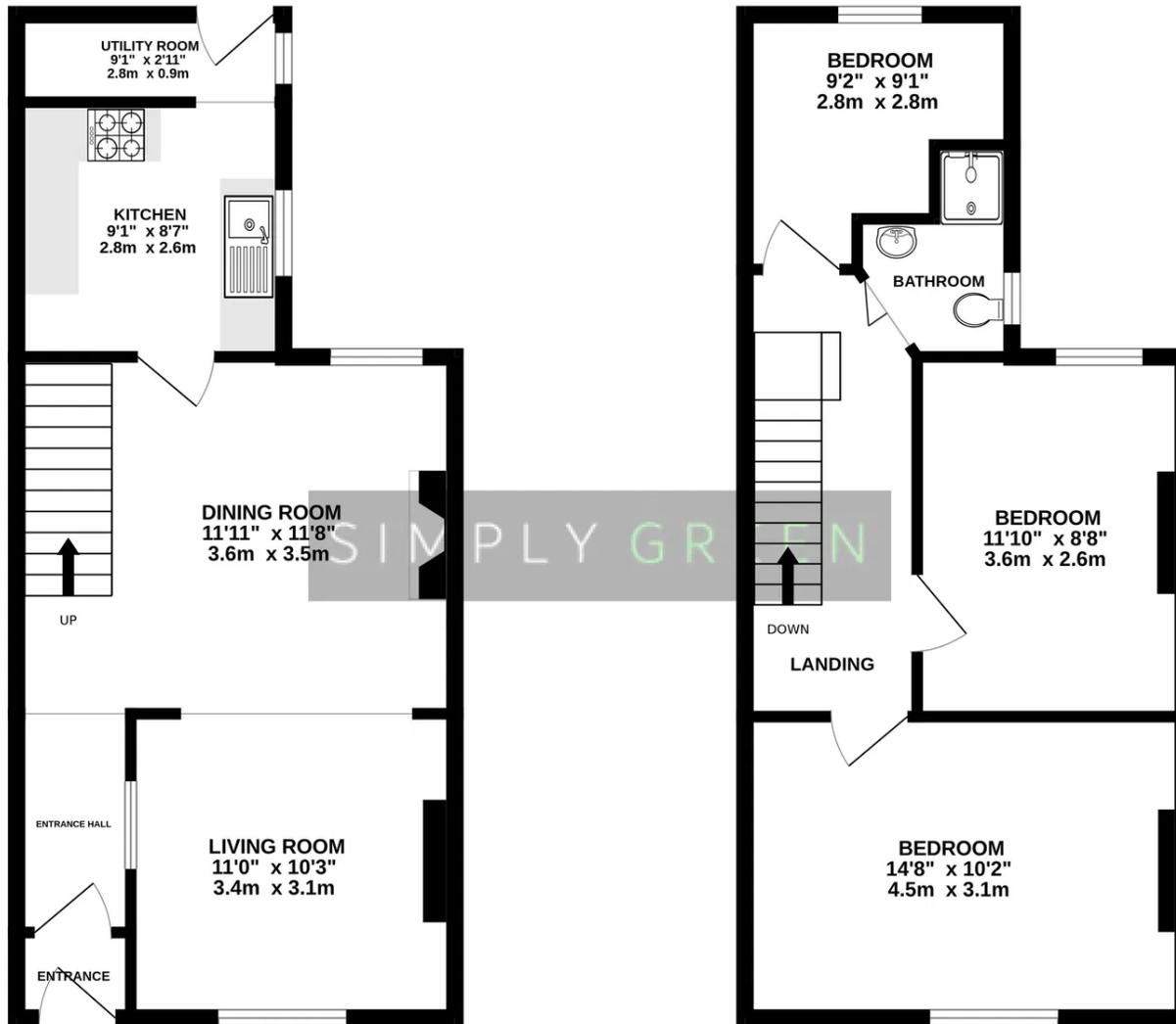
### **Location**

Nestled in the heart of Newton Abbot, this property enjoys an enviable location, offering effortless access to a wealth of local amenities, including esteemed shops, schools, and other essential services.



GROUND FLOOR

1ST FLOOR



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AND

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UNEXPECTED SURPRISES!**

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