

SIMPLY GREEN



Lea Vale Road

Newton Abbot - Guide Price £325,000



Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

- NO ONWARD CHAIN!
- Detached Family Home
- 3 Bedrooms
- Lounge/Diner
- Kitchen
- Downstairs WC
- Garden Room
- Family Bathroom
- Garden, Double Width Drive, Garage
- Freehold / Council Tax Band D

Property Type: Detached House

Council Tax Band: D

Tenure: Freehold

A lovely modern detached house offering smartly presented accommodation, situated in a small cul-de-sac within the popular Bradley Valley area of Newton Abbot.

Offered for sale with no onward chain, the property benefits from a smart double-width brick pavia driveway providing off-road parking to the front. To the rear is a delightful, level garden that is privately enclosed, featuring a timber sun deck with lawn beyond.

The original attached garage provides excellent storage, with part having been incorporated into the ground floor accommodation to create a useful separate WC.







Location

Lea Vale Road is conveniently located within walking distance of the town centre via a pathway and Bradley Lane, with ASDA approximately 500 metres away. Bradley Valley is well served by primary and secondary schools, along with local parks. For commuters, the A38 Devon Expressway linking Plymouth and Exeter is approximately 3 miles away.

Accommodation

The property is presented in good decorative order throughout with modern fittings. An entrance hallway with stairs to the first floor provides access to a smart, modern kitchen overlooking the front aspect.

To the rear is a well-proportioned lounge/diner enjoying plenty of natural light from two windows and a part-glazed door opening into a garden room. The garden room provides access to the rear garden, garage, and the separate ground floor WC with wash hand basin.

On the first floor, the traditional layout comprises a landing with airing cupboard and doors to three bedrooms. The principal bedroom benefits from an excellent range of fitted wardrobes and a modern shower room with large shower enclosure, WC, wash hand basin, and coordinated tiling.

Garden

A lovely enclosed rear garden offering an excellent level of privacy and seclusion, featuring a timber sun deck and level lawn beyond.

Parking

Double width brick pavia driveway to the front and access to single garage.

Viewings

To view this property, please call us on 01626 798440 or email sales@simply-green.co.uk and we will arrange a time that suits you.

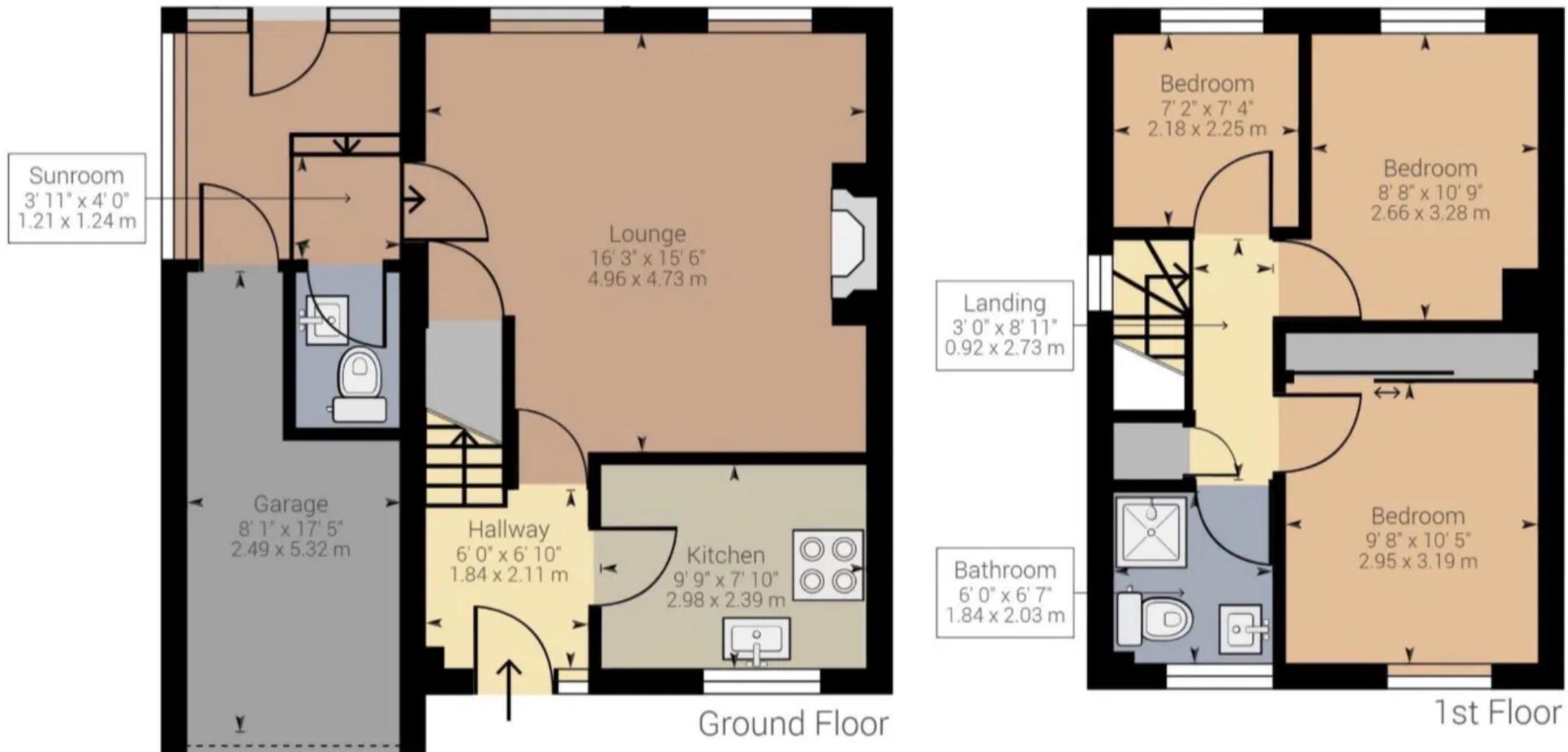
Services

Mains Electricity. Mains Gas. Mains Water. Mains Drainage.

Local Authority

Teignbridge District Council / Councils Tax Band D





Approximate net internal area: 805.77 ft² (1133.44 ft²) / 74.86 m² (105.30 m²)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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