

SIMPLY GREEN



Howards Way, Newton Abbot, TQ12 4HU

Newton Abbot

Guide Price
£210,000



Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

- No Chain!!
- 2 Bedroom
- Modernised Kitchen
- Downstairs W/C
- Well Maintained Garden & Outbuilding
- Driveway Parking
- Well Proportioned Living Space
- Close To Local Amenities
- Tranquil Cul-De-Sac Location
- Council Tax B

Property Type: End of Terrace House

Council Tax Band: B

Tenure: Freehold

Offered to the market with no onward chain, this spacious and contemporary end-of-terrace home occupies a generous plot and is ideal for a range of buyers. The accommodation comprises of two bedrooms, a comfortable living room, a modern kitchen, a family bathroom, and a convenient downstairs WC. Externally, the property benefits from a driveway for off-road parking, along with beautifully landscaped rear gardens that feature an attractive patio, tiered flowerbeds, artificial lawn, and a versatile outbuilding currently used as a workshop or hobbies room.



Location

Situated in the sought-after residential area of Howards Way, Newton Abbot (TQ12 4HU), the property enjoys a quiet yet well-connected position on the outskirts of town. The area is popular with families and professionals alike, offering easy access to local amenities including a well-regarded primary school, two secondary schools, a church, countryside walks, Sainsbury's supermarket, and nearby bus routes. The vibrant market town of Newton Abbot is less than two miles away, providing an excellent range of shops, supermarkets, leisure facilities, parks, and a mainline railway station with direct services to London Paddington. The A380 dual carriageway also offers convenient links to Exeter, Torbay, and beyond.





Ground Floor Accommodation

An entrance hallway welcomes you with a staircase rising to the first floor and an understairs cupboard with plumbing for a washing machine. A cloakroom/WC sits off the hallway, complete with tiled flooring, wash hand basin, and uPVC double-glazed window.

The modern kitchen features a stainless steel sink with drainer, laminated worktops, white high-gloss wall and base units, part-tiled walls, space for an upright fridge/freezer, and space for a cooker. The Baxi combi boiler is neatly concealed within a wall unit.

The living room is bright and inviting, with inset spotlights, wall lighting, and uPVC double-glazed patio doors opening directly onto the landscaped rear garden.

First Floor Accommodation

Upstairs, there are two well-proportioned bedrooms, each with uPVC double-glazed windows offering views to the front or rear. One of the bedrooms also benefits from a recessed space ideal for wardrobes.

The family bathroom is fully tiled and includes a panelled bath with electric shower over, pedestal wash hand basin, WC, tiled flooring, and access to the loft space.

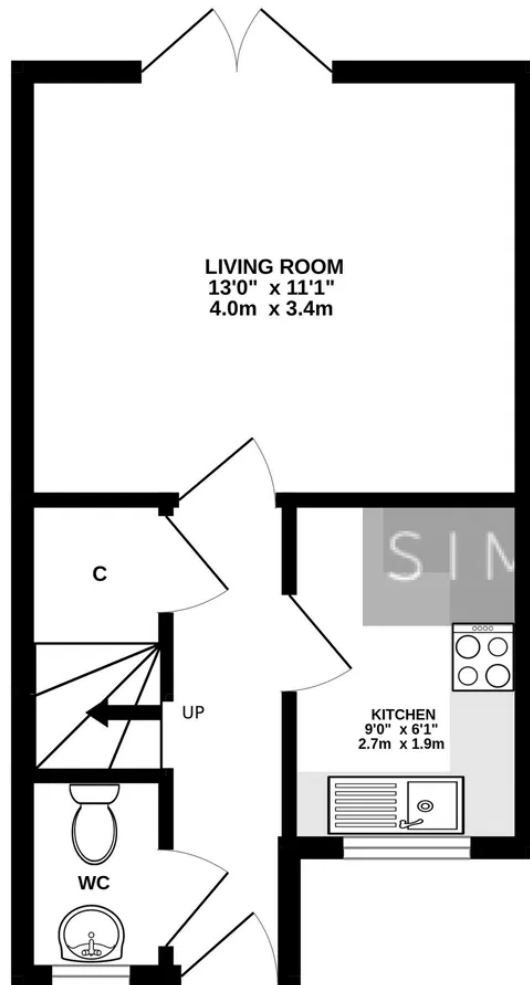


External Features

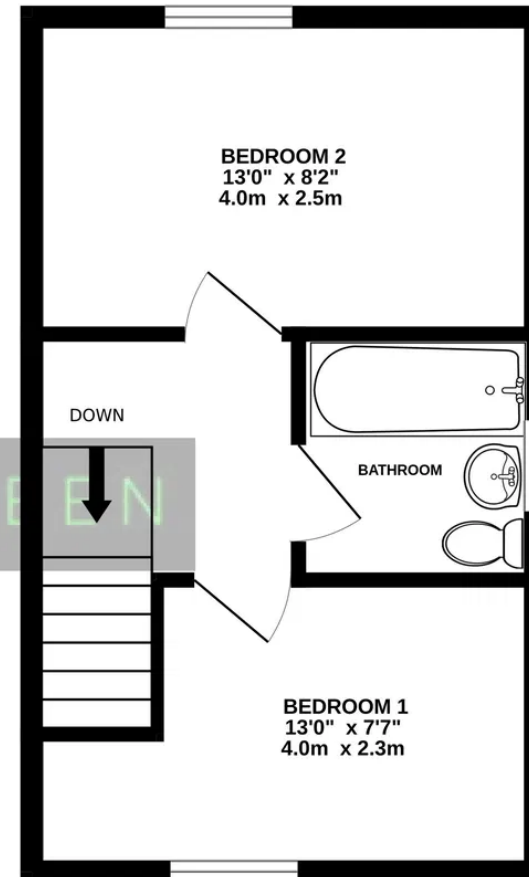
The front of the property offers a paved patio area with external lighting and an outside tap. A stone-chipped driveway sits to the side, enclosed by timber fencing and a gate that leads to the rear garden.

The rear garden has been attractively landscaped by the current vendors to include a paved patio, raised railway sleeper flowerbeds, artificial lawn, and stone-chipped pathways. It's fully enclosed by timber fencing, providing privacy and space for relaxation or entertaining. A detached workshop/hobbies room offers additional versatility and can be accessed from the side of the property.

GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 569sq.ft. (52.9 sq.m.) approx.

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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