



SIMPLY GREEN

Clifford Avenue, Kingsteignton, Newton Abbot, TQ12 3NY

Newton Abbot - Guide Price £325,000



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

- No Chain!
- 4 Bedrooms
- Large Driveway
- 2/3 Reception Rooms
- Bright & Airy Throughout
- Expansive Rooms
- Flat Location
- Large Front & Rear Garden
- Close To Local Amenities
- Sizeable Plot

**Property Type:** Semi-Detached Bungalow

**Council Tax Band:** D

**Tenure:** Freehold

This no chain, well-maintained four-bedroom bungalow is ideally situated in a quiet and desirable cul-de-sac on Clifford Avenue. The accommodation is thoughtfully arranged, comprising a spacious and welcoming lounge, a modern kitchen/diner ideal for family living, and a versatile ground-floor bedroom. The first floor offers three further well-proportioned bedrooms along with a contemporary family bathroom. Externally, the property benefits from a generous driveway providing ample off-street parking, a large and private front garden, and an expansive, fully fenced rear garden, perfect for outdoor enjoyment. Conveniently located, the property is within close proximity to local shops, community halls, and a wide range of everyday amenities, making it an excellent choice for families and downsizers alike.

### Location

Clifford Avenue is a popular residential area within Newton Abbot, offering convenient access to a range of local amenities. The property is well positioned for Newton Abbot town centre, which provides a variety of shops, cafés, supermarkets, and leisure facilities, as well as a mainline railway station with direct links to Exeter and beyond.

Excellent road connections are available via the A380, providing easy access to Torbay, Exeter, and the M5 motorway. The area is also well served by reputable local schools and enjoys proximity to open green spaces and countryside walks, making it an ideal location for families and commuters alike.

### Services

Mains Electricity  
Mains Gas  
Mains Water  
Mains Drainage







## Ground Floor Accommodation

Upon entering the property, you are welcomed into a practical porch area, ideal for storing coats, shoes, and outdoor belongings. This leads into a generously sized entrance hall, providing access to all principal ground floor rooms and the staircase rising to the first floor.

The lounge is well-proportioned and filled with natural light from a large window, with an attractive feature fireplace and mantelpiece serving as a central focal point.

The spacious kitchen/diner offers ample fitted cabinetry and room for a freestanding washing machine, with sufficient space to accommodate an informal dining area—perfect for everyday family living.

A separate dining room provides an excellent setting for entertaining, social occasions, or family gatherings.

The fourth bedroom is a versatile space, ideal as a guest room, home office, or additional reception room, and benefits from French doors opening directly onto the rear garden. This room enjoys dual-aspect views, allowing plenty of natural light and a pleasant connection to the outdoor space.

## First Floor Accommodation

The first floor offers a bright and airy landing, enhanced by a window that allows natural light to flood the space.

The principal bedroom is generously proportioned and enjoys a pleasant rear aspect overlooking the garden. The second and third bedrooms, also located on this floor, are both well-sized and benefit from Velux windows, ensuring an abundance of natural light throughout.

All bedrooms are of excellent proportions, making them ideal for family living, accommodating guests, or supporting the needs of a growing household. The family bathroom is generously sized and well-appointed, comprising a separate WC, wash basin, a standalone corner shower, and a large corner bath, offering both practicality and comfort for everyday family use.

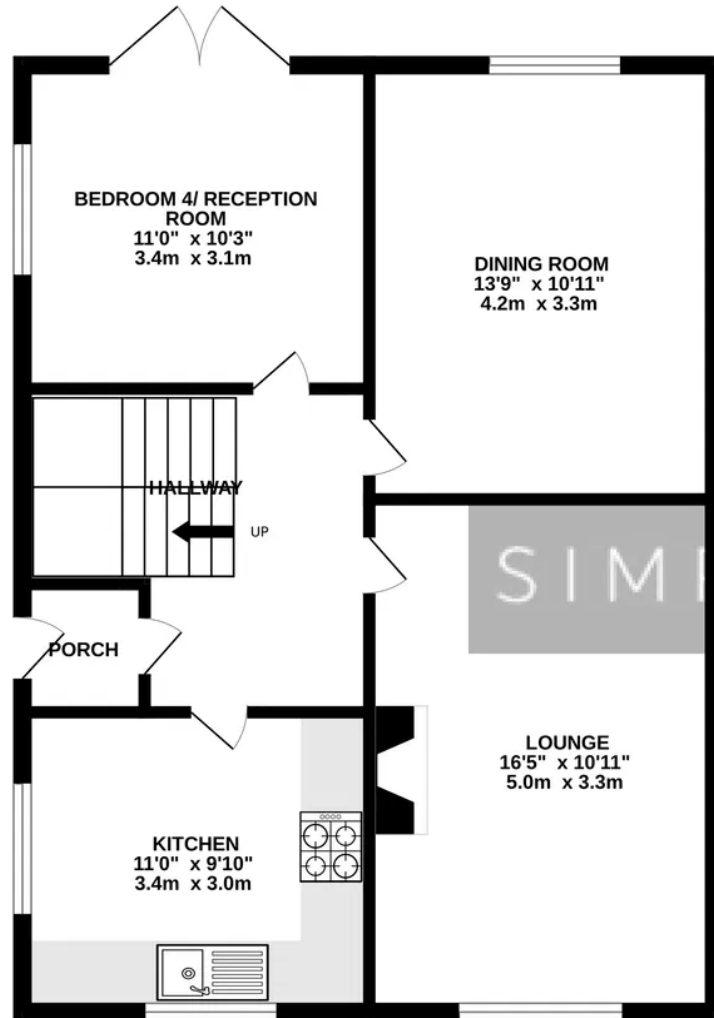
## External Features

To the front of the property, there is a large driveway providing access down the side of the house. The front garden is of a good size and features established shrubbery.

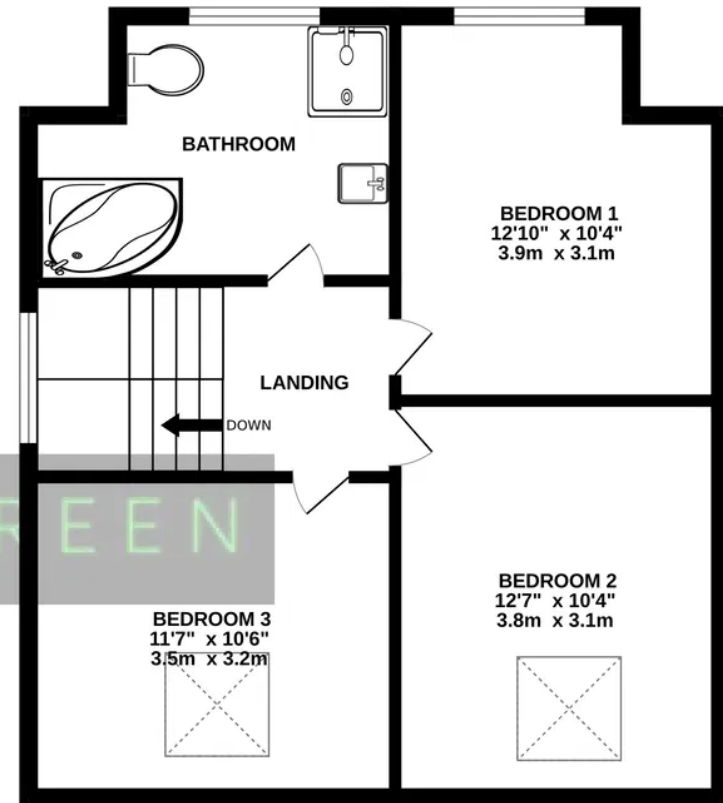
The side of the property provides a generous space suitable for a storage shed or similar use. To the rear, the garden is also of a good size, with a large lawned area and an additional shed located at the back.



GROUND FLOOR



1ST FLOOR



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