

SIMPLY GREEN

Barton Drive, Newton Abbot, TQ12 1PD

Ground Floor Accommodation

Upon entering, you're welcomed by a spacious porch area, perfect for storing outerwear and everyday essentials. This leads into a well-laid-out hallway with stairs rising to the first floor and access to the main living areas.

The lounge is bright, airy, and generously sized—ideal for both unwinding and socialising. At the rear of the home lies a sleek kitchen and dining area, finished with crisp white cabinetry and stylish black roll-top worktops. An adjoining utility room offers valuable additional space for laundry and storage needs.

Also on the ground floor is a modern family bathroom, thoughtfully fitted with a full-size bath, pedestal basin, and ceramic WC—presented to a high standard.

A notable benefit of this home is the spacious ground-floor bedroom suite. This room features a large built-in wardrobe, direct access to the bathroom, and French doors that open onto a private patio—creating a calm and secluded living space perfect for multigenerational living or hosting guests.

First Floor Accommodation

Upstairs, the property continues to impress with a well-appointed shower room featuring a corner unit, WC, and pedestal basin—all styled with modern fixtures.

The principal bedroom is spacious and filled with natural light from two feature windows. It offers generous room for wardrobes and other furnishings, creating a practical yet peaceful retreat.

Bedroom two is another good-sized double, complete with built-in storage. Bedroom three, situated at the rear, enjoys tranquil views over the garden, while bedroom four offers flexibility for use as a guest room, home office, or child's bedroom.

All four first-floor bedrooms offer versatile living space, perfectly adaptable for evolving family needs.



External Features

The front garden is attractively laid out with a generous paved patio—ideal for entertaining or relaxing outdoors. A separate concreted area adds further flexibility, suitable for various uses.

To the rear, the landscaped garden is thoughtfully designed with a second patio area, perfect for alfresco dining. A useful garden shed provides extra storage, and a rear gate leads conveniently to the allocated parking space—easily accessed via a side path.

Location

Set in a prime and desirable area, the home is conveniently located near a range of local amenities, including a newly developed family park, scenic walking routes, local shops, and highly regarded schools. The town centre is just a short distance away, offering a vibrant mix of services, dining, and leisure facilities.

Services

Mains Electricity
Mains Gas
Mains Water
Mains Drainage

Local Authority

Teignbridge District Council

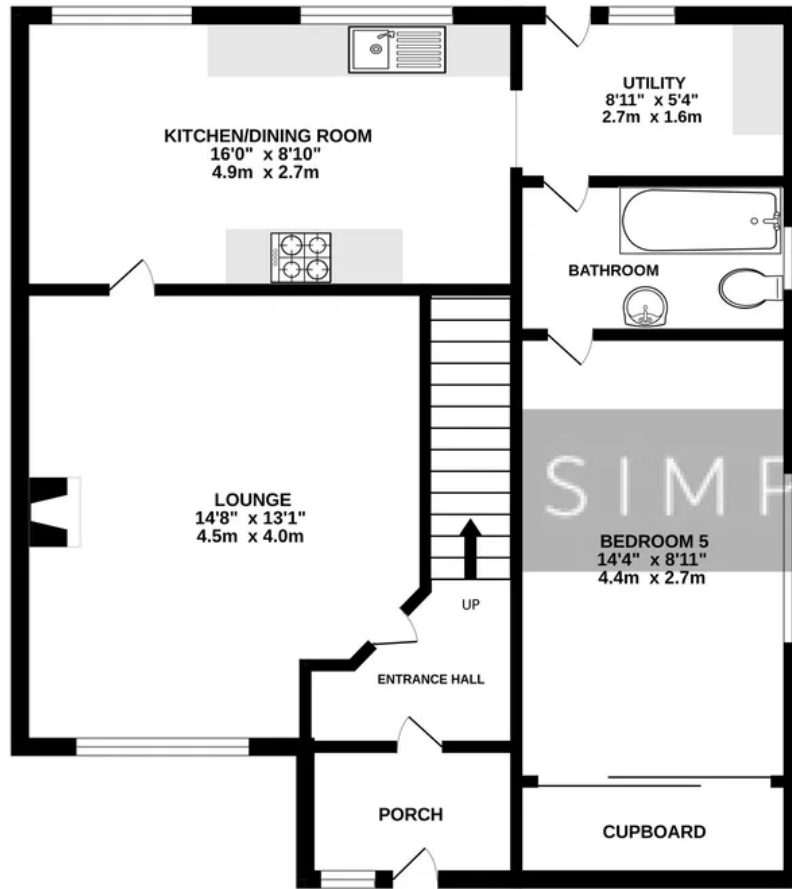
Viewings

To arrange a viewing, please contact us on 01626 798440 or email sales@simply-green.co.uk. We'd be happy to book a time that suits you.

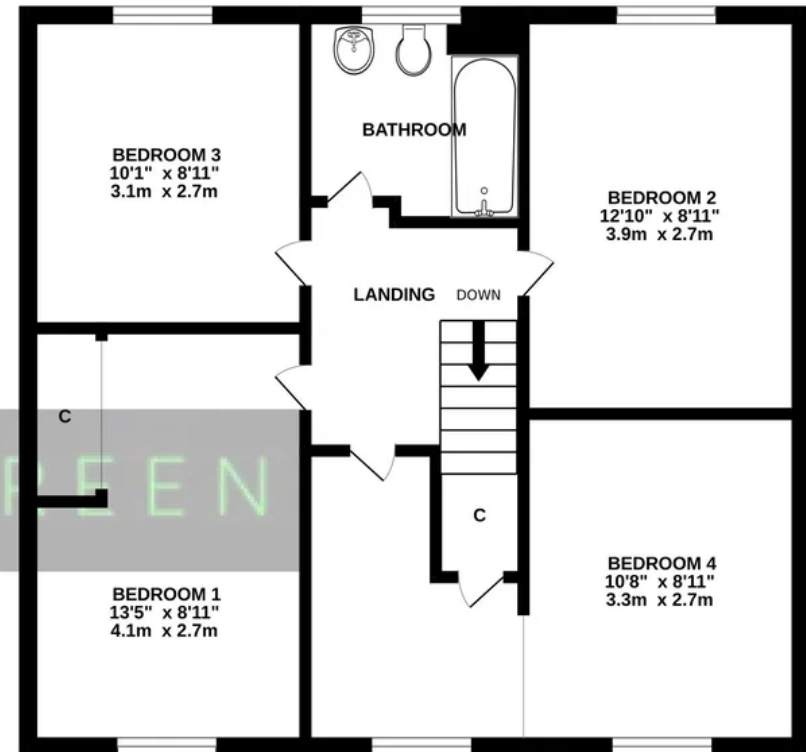




GROUND FLOOR



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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