

SIMPLY GREEN

Webster Close, Newton Abbot, TQ12 1GL

Newton Abbot -



Bedrooms: 4 | Bathrooms: 3 | Receptions: 1

- Beautifully presented four bedroom semi-detached home
- Arranged over three spacious floors
- Two bedrooms benefiting from en-suite facilities
- Spacious kitchen/diner with integrated appliances
- Lounge with Juliet balcony overlooking Newton Abbot
- Private and enclosed rear garden with raised decking
- Driveway parking for two vehicles
- Convenient central Newton Abbot location

Property Type: Semi Detached House

A beautifully presented four bedroom semi-detached home arranged over three floors, ideally located in a central position within Newton Abbot. Offering versatile and spacious accommodation, the property benefits from two en-suite bedrooms, a further two bedrooms, kitchen/diner, lounge with Juliet balcony, family bathroom, utility area and an enclosed rear garden.





Coming to the market is this beautifully presented four-bedroom semi-detached home, ideally situated in a convenient central location within Newton Abbot. Arranged over three floors, the property offers well proportioned and versatile accommodation, making it an excellent choice for families, those working from home or buyers looking for additional bedroom and en-suite space.

Approached via the front driveway, there is parking for two vehicles before a couple of steps lead to the main entrance. On entering, you are welcomed into the central hallway, which provides access to the principal areas of the home.

Internally

To the right is the converted former garage, now providing an excellent additional bedroom with its own en-suite shower room. Windows to both the front and rear allow plenty of natural light into the room, creating a bright and versatile space that could also work particularly well as a guest suite or home office, depending on the buyer's requirements.

To the rear of the hallway is access to the garden, along with a useful utility area incorporating a wash sink and ample storage cupboards. This provides a practical space for laundry and drying clothes, conveniently positioned away from the main living accommodation.

Stairs rise to the first floor, where you will find the main living accommodation. The kitchen/diner overlooks the rear garden through two windows and offers a good range of storage cupboards and work surfaces. Integrated appliances include a fridge freezer and dishwasher, while a gas hob completes the kitchen. The adjoining dining space provides room for a dining table and chairs, making this a practical and sociable area of the home.

Next door is the spacious lounge, which enjoys a Juliet balcony overlooking the front of the property and across towards Newton Abbot. A further window allows additional natural light into the room, while the generous proportions provide ample space for a large seating arrangement.

Continuing to the top floor, there are three further bedrooms and the main family bathroom. The third bedroom is currently arranged with bunk bed style storage and benefits from a rear facing window overlooking the garden. The principal bedroom is positioned alongside and benefits from its own en-suite, together with a window overlooking the rear garden.

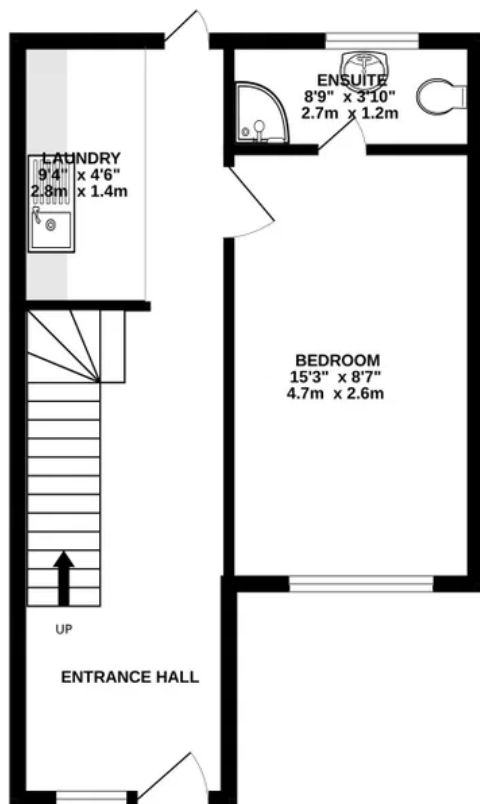
A further double bedroom overlooks the front of the property, while the family bathroom completes the accommodation on this floor and comprises a bath with shower attachment, WC and wash basin. An airing cupboard provides useful additional storage.

Anti-Money Laundering (AML):

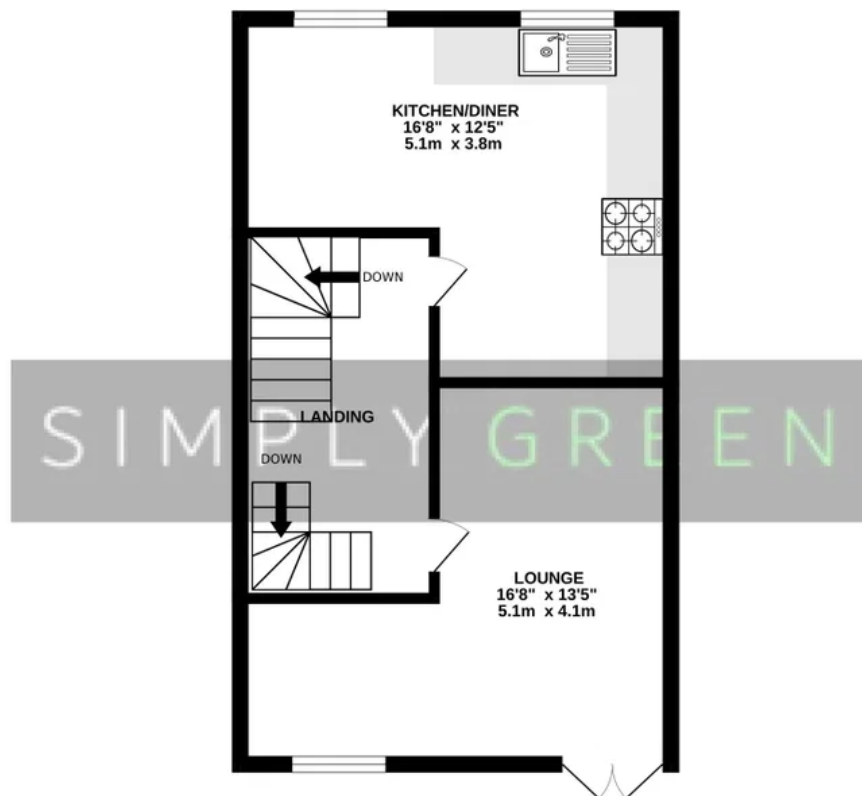
In line with current legislation, all purchasers are required to complete Anti-Money Laundering identity verification. A charge of **£30.00 + VAT (£36.00 inclusive)** per purchaser applies and is payable to Simply Green Estate Agents before the verification process can be completed.



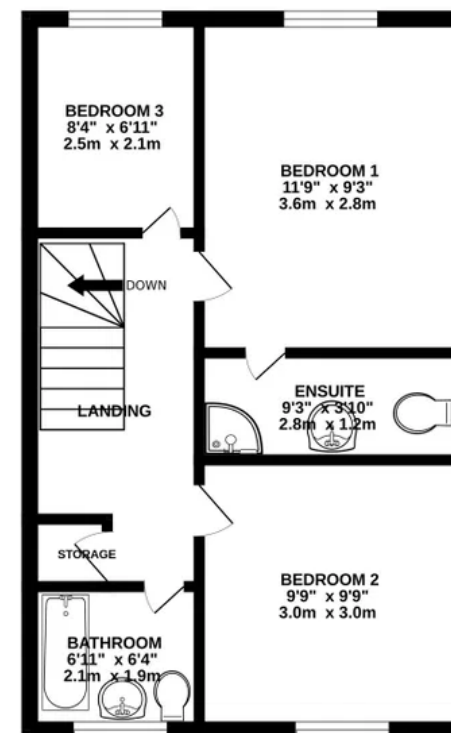
GROUND FLOOR



1ST FLOOR



2ND 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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