



SIMPLY GREEN

West Mount, Newton Abbot



Bedrooms: 5 | Bathrooms: 1 | Receptions: 2

- Detached bungalow in need of some modernisation
- Lounge/Diner
- Kitchen
- Garden room
- 3 bedrooms on ground floor
- 2 further bedrooms on the first floor
- Bathroom
- Separate WC
- Garage and drive
- No chain

Property Type: Detached Bungalow

Council Tax Band: D

Tenure: Freehold

A spacious detached bungalow offering versatile accommodation and excellent potential for updating and modernisation. The property briefly comprises a welcoming lounge/diner, kitchen and useful garden room, together with three ground floor bedrooms. To the first floor are a further two bedrooms, providing flexible accommodation for families, guests or home working.

The property benefits from a family bathroom and separate WC, along with gardens to the side and rear. A driveway and garage provide ample off-road parking and storage.

Whilst the bungalow would benefit from some updating, it offers a fantastic opportunity for a new owner to modernise and personalise the property to their own taste.

Location

Located in the TQ12 1DL postcode area, the property enjoys proximity to local amenities and transport links. Residents benefit from easy access to nearby shops, schools, and services, making it a convenient place to live. The area is well-connected, offering straightforward routes to surrounding towns and attractions, making it ideal for those seeking a balance of community living and accessibility.

Services

Mains electricity, gas, water, and drainage.







This spacious detached bungalow, located in a desirable area, offers versatile accommodation and excellent potential for modernisation. With five bedrooms, two reception rooms, and a garage, this property provides ample space for comfortable living and the opportunity to create a personalised home. Offered with no onward chain, it represents a fantastic opportunity to acquire a well-proportioned residence in a sought-after location.

Accommodation

Upon entering, a welcoming hallway provides access to the principal ground floor rooms, setting the tone for the generous proportions found throughout the bungalow.

The lounge/diner is a bright and airy space, offering ample room for both comfortable relaxation and family meals. Its layout provides flexibility for various furniture arrangements and serves as the heart of the home.

The kitchen, while ready for updating, offers a functional layout and benefits from a useful adjacent garden room. This additional space is perfect for enjoying the garden views year-round, serving as a breakfast room, a utility area, or a quiet spot for reading.

The ground floor features three well-proportioned bedrooms, providing adaptable living arrangements. These rooms could serve as sleeping quarters, a home office, a hobby room, or a dedicated guest space, catering to a range of needs. A family bathroom and a separate WC are also conveniently located on this level.

Ascending to the first floor, you will find two further bedrooms. These additional rooms offer excellent versatility, ideal for older children, guests, or as dedicated workspace, ensuring plenty of private space within the home.

Outside

Externally, the property benefits from a private garden area to the side and rear, offering outdoor space for relaxation or gardening pursuits. A driveway provides off-road parking and leads to a single garage, offering secure parking or additional storage solutions.

Tenure

Freehold

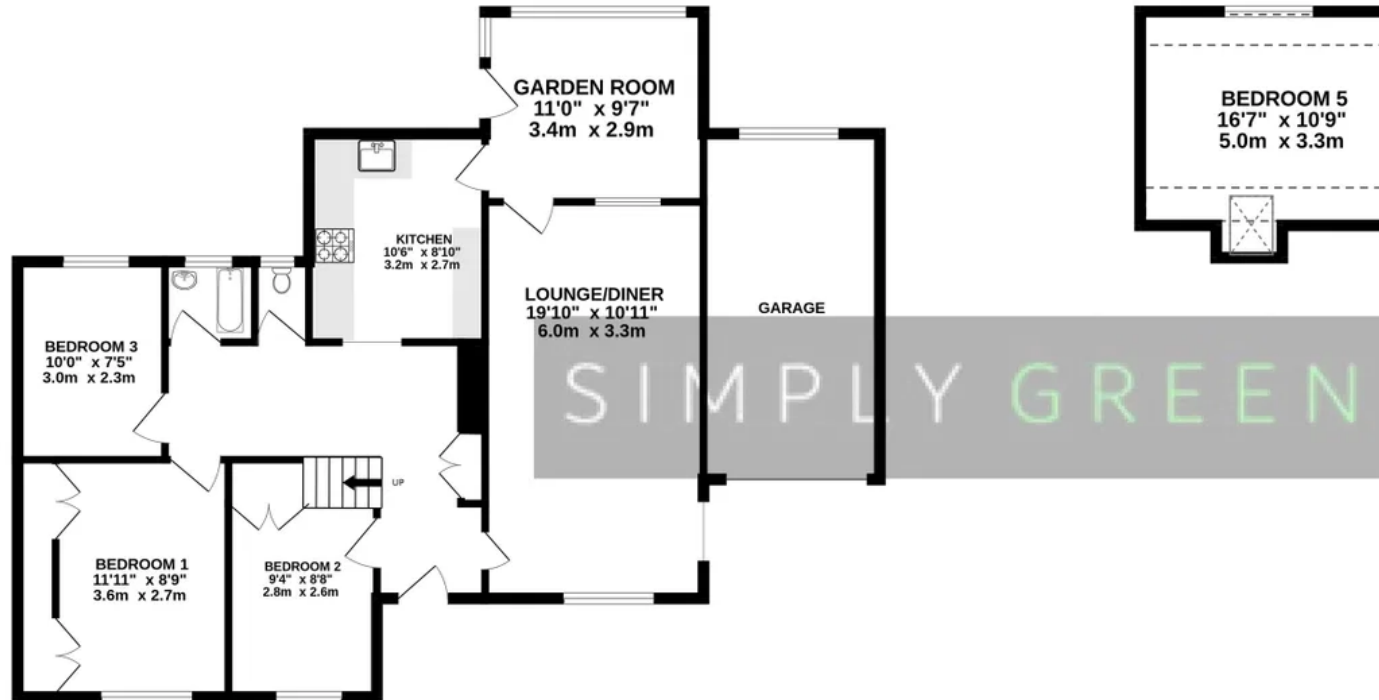
Council Tax - Band D

Anti-Money Laundering (AML):

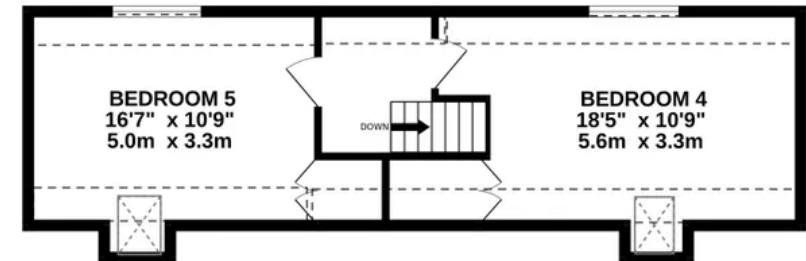
In line with current legislation, all purchasers are required to complete Anti-Money Laundering identity verification. A charge of **£30.00 + VAT (£36.00 inclusive)** per purchaser applies and is payable to Simply Green Estate Agents before the verification process can be completed.



GROUND FLOOR
1018 sq.ft. (94.6 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1448 sq.ft. (134.5 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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