

SIMPLY GREEN

Spencer Road, Newton Abbot, TQ12 1BQ



Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

- Beautifully presented period terraced house
- Lounge with fireplace
- Separate Dining room
- Modern fitted kitchen
- Downstairs WC
- Two well proportioned bedrooms
- Beautifully finished large bathroom with shower cubicle
- Enclosed rear garden
- Ideal FTB or investor home
- Permit parking to the front

Property Type: Terraced House

Council Tax Band: A

A beautifully presented period mid-terrace home, ideally situated within easy reach of Newton Abbot town centre. This charming property offers spacious and well-balanced accommodation, including a generous living room, a separate dining room perfect for entertaining, and a modern fitted kitchen.

Upstairs, there are two well-proportioned double bedrooms, complemented by a large, stylish bathroom.

Externally, the property benefits from an enclosed, low-maintenance rear garden—ideal for relaxing or outdoor dining—along with permit parking available to the front.

Combining character features with modern finishes and a convenient location, this home is perfectly suited to first-time buyers, investors, or those looking to be close to local amenities.







This beautifully presented period terraced house offers a deceptive amount of space, perfectly blending character features with modern comforts. Ideally suited for first-time buyers, investors, or those seeking a home within easy reach of Newton Abbot town centre, the property benefits from two reception rooms, a modern kitchen, two well-proportioned bedrooms, and a stunning large bathroom, all complemented by an enclosed rear garden and convenient permit parking.

Ground Floor Accommodation

Upon entering, you are greeted by a welcoming hallway with stairs to first floor and doors to lounge, enhanced by a charming fireplace that creates a focal point for relaxation and comfort. This naturally flows through to a separate dining room, providing an ideal space for hosting meals or entertaining guests. The modern fitted kitchen is well-appointed, offering a practical and stylish area for culinary pursuits. A convenient downstairs WC completes the ground floor, adding to the property's everyday functionality.

First Floor Accommodation

Ascending to the first floor, you will find two well-proportioned bedrooms, each offering comfortable and versatile spaces. These rooms share a beautifully finished large bathroom, featuring a shower cubicle and contemporary fittings, providing a luxurious space to unwind.

External Features

To the rear, the property boasts an enclosed garden, offering a private and low-maintenance outdoor space perfect for enjoying the warmer months or al fresco dining. Permit parking is available to the front of the property, adding to its convenience.

Location

Situated in a highly convenient location, this home is just a short stroll from Newton Abbot town centre, providing easy access to a comprehensive range of amenities. These include a variety of shops, cafes, restaurants, and leisure facilities. The mainline railway station, offering links to Exeter, Plymouth, and London Paddington, is also within easy reach, making it an excellent location for commuters. Nearby parks and green spaces offer opportunities for outdoor recreation, contributing to the desirability of this vibrant market town.

Services

Mains Electricity. Mains Gas. Mains Water. Mains Drainage.

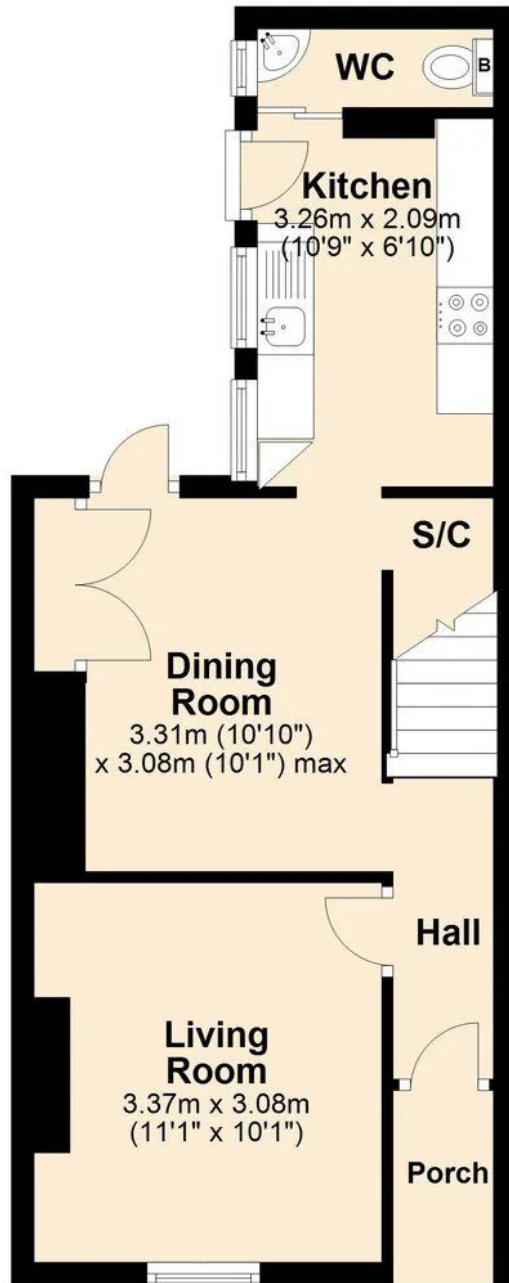
Local Authority

Teignbridge District Council



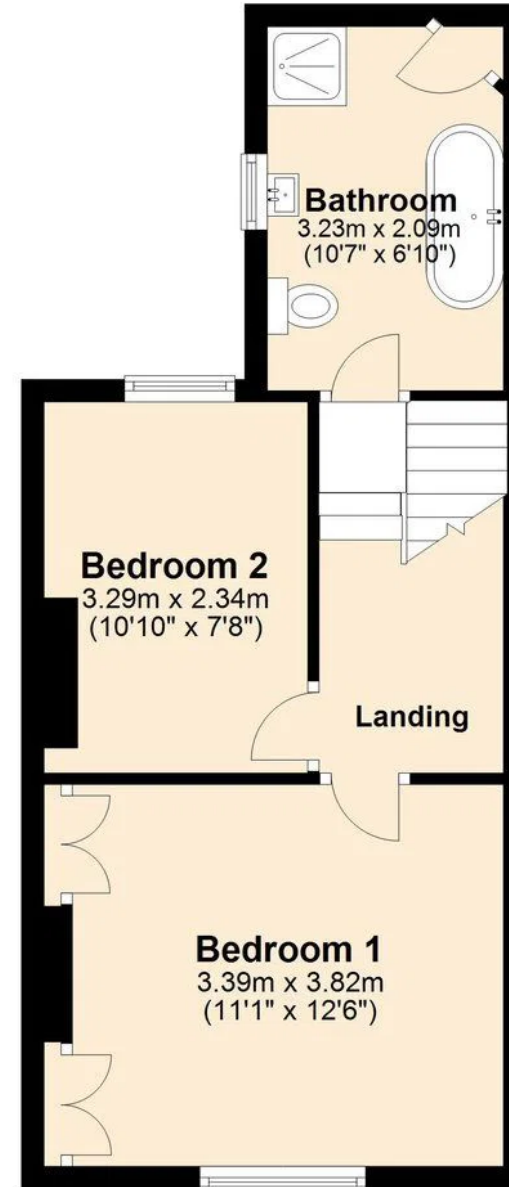
Ground Floor

Approx. 36.3 sq. metres (390.5 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.8 sq. feet)



Total area: approx. 70.8 sq. metres (762.3 sq. feet)

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