

SIMPLY GREEN

Torquay Road, Newton Abbot, TQ12 2HY

Newton Abbot -



Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

- Well-presented ground floor flat
- Generous living room with high ceilings
- Character feature fireplace
- Convenient location to all amenities
- Fitted kitchen with ample storage and worktop space
- Integrated fan-assisted oven and electric hob
- Spacious double bedroom with bay window
- Bright and airy accommodation throughout
- Freeholder
- Perfect first time buyer or investment opportunity

Property Type: Flat

Council Tax Band: A

Tenure: Freehold

A well proportioned one bedroom ground floor flat within walking distance of Newton Abbot town centre, railway station, local shops and schools. The property offers a spacious double bedroom with a bay window, a generous living room with high ceilings and a feature fireplace, a fitted kitchen and a bathroom with an electric shower. A front patio area adds valuable outside space.





Approached via a wrought-iron gate, this well presented ground floor flat enjoys a front patio area, creating a pleasant first impression and offering an ideal space for outdoor seating or potted plants. A part-glazed entrance door opens into a welcoming hallway, providing access to the principal accommodation.

Positioned at the front of the property is a spacious double bedroom, enhanced by a large bay window that overlooks the front patio and allows an abundance of natural light to flood the room. The generous proportions comfortably accommodate a double bed along with a range of freestanding bedroom furniture.

Continuing through the property, the hallway leads into an impressive living room featuring high ceilings that enhance the sense of space and character. A feature fireplace provides an attractive focal point, while a rear-facing window offers natural light. The room is generously sized and provides ample space for both lounge and dining furniture, making it an ideal area for relaxing, entertaining guests, or everyday living.

Located beyond the living room is a well-appointed fitted kitchen, offering a comprehensive range of base and wall-mounted storage cupboards together with generous worktop space for preparation. The kitchen is designed to maximise functionality and includes a four-ring electric hob and integrated fan-assisted oven, making it well-equipped for modern cooking requirements.

A inner hallway leads from the kitchen and provides access to the bathroom, while also housing the wall-mounted combi boiler. The bathroom is fitted with practical vinyl flooring and comprises a panelled bath with an electric shower over, a pedestal wash hand basin and a WC, creating a clean and functional space.

The property is conveniently situated within easy reach of Newton Abbot town centre, allowing residents to enjoy a wide range of local amenities including shops, supermarkets, cafés, restaurants and leisure facilities. Newton Abbot railway station is within walking distance, providing excellent transport links to Exeter, Plymouth and beyond. The location also benefits from convenient access to local schools, healthcare facilities and major road networks, making it an excellent choice for first-time buyers, downsizers, investors or those seeking a well-connected home

Agent Notes

Lease 964 years from May 1991

Freehold

Service Charge: £10

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.



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