

A photograph of a modern, two-story house with a white exterior and a dark roof. The house features large windows with white frames and a balcony with a glass railing. The house is surrounded by lush greenery, including trees and bushes. A paved path leads towards the house. The sky is blue with some clouds.

SIMPLY GREEN

Teign House, Kingsteignton Road, Newton Abbot, TQ12 2QQ

Newton Abbot - Guide Price



Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

- Ground Floor Appartment
- Two Double Bedrooms
- 1 Bathroom & 1 Ensuite
- Modern Kitchen Diner
- Spacious Lounge
- Garage
- Allocated Parking
- Gas Central Heating
- Ideal Town Centre Location
- Leasehold / Council Tax Band B

Property Type: Apartment

Council Tax Band: B

Tenure: Leasehold

Offered to the market with no onward chain, this superbly presented and generously proportioned apartment offers bright, spacious accommodation throughout. The property features two double bedrooms, including a principal bedroom with an en-suite shower room, a modern family bathroom, and a stylish open-plan kitchen/dining area that flows seamlessly into the light and airy lounge, creating an ideal space for both everyday living and entertaining.

Further benefits include a garage, an allocated parking space, and a convenient location close to local amenities and transport links, making this an excellent opportunity for first-time buyers, professionals, investors, or those looking to downsize.





Location

Ideally situated within easy reach of Newton Abbot town centre, this property benefits from a convenient location close to an excellent range of shops, supermarkets, cafés, restaurants, and the town's sports and leisure centre. Newton Abbot's mainline railway station is also nearby, providing regular services to Exeter, Plymouth and beyond, making it an ideal choice for both commuters and those seeking easy access to local amenities.

Accommodation

The property is accessed via a secure communal entrance, with the apartment's front door conveniently located immediately to the right. Stepping inside, you are welcomed by a spacious entrance hallway, complete with fitted carpet, a radiator, and doors leading to all principal rooms.

The heart of the home is the impressive open-plan kitchen, dining and living area, offering a bright and contemporary space that is perfect for both everyday living and entertaining. The generous layout provides ample room for dining and relaxing, creating a comfortable and sociable living environment. Two full-height windows alongside a uPVC door provides an abundance of natural light with a further window in the kitchen.

The principal bedroom is a spacious double featuring a built-in double wardrobe and newly fitted carpet. A full-height window alongside a uPVC door provides an abundance of natural light, enhancing the bright and airy feel of the room. The bedroom is further complemented by a well-appointed en-suite shower room, comprising a corner shower enclosure, low-level WC, pedestal wash hand basin, and tiled flooring.

Bedroom two is another generous double room with dual-aspect windows, allowing plenty of natural light, and offers ample space for a range of bedroom furniture.

The family bathroom is fitted with a modern white suite comprising a P-shaped bath with shower over and glazed screen, a low-level WC, and a pedestal wash hand basin. An obscure glazed window provides natural light while maintaining privacy.

A useful storage cupboard, housing the boiler, offers excellent additional storage for household essentials.

Tenure

Leasehold - 988 years left with a share of the freehold.

Service charge of £725.00 per annum

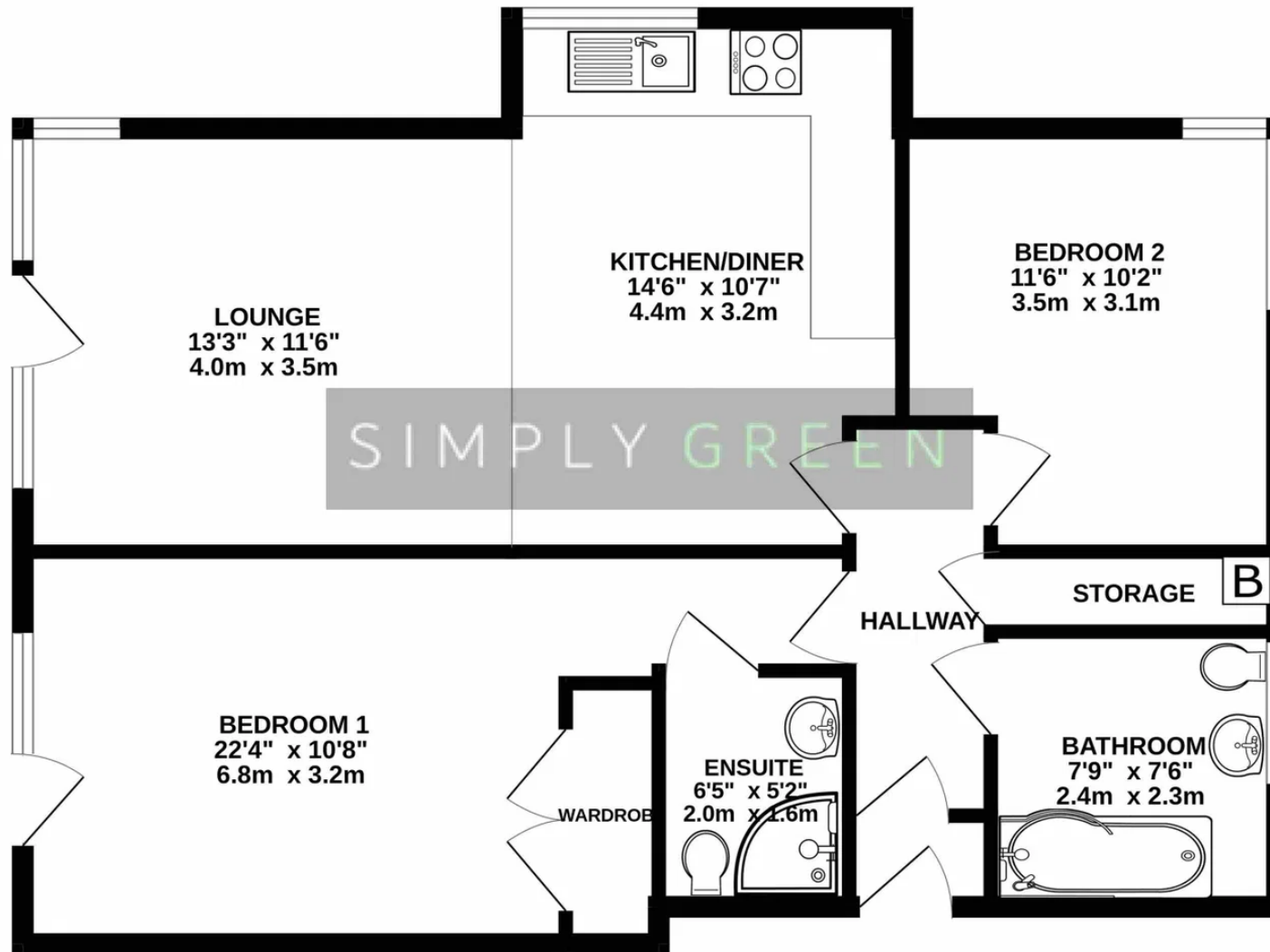
Teign House Management Co LTD

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
767 sq.ft. (71.2 sq.m.) approx.



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