

SIMPLY GREEN

Elm Road, Newton Abbot



Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

- Terraced Home
- Lounge
- Kitchen
- Two double bedrooms
- Family bathroom
- Ideal town centre location
- Small courtyard area
- Ideal FTB
- Internal viewing recommended
- Freehold

Property Type: Terraced House

Council Tax Band: A

Tenure: Freehold

A charming two-bedroom mid-terraced cottage situated in a popular and level town centre location, within easy walking distance of a wide range of amenities.

The accommodation comprises a welcoming lounge and a well-appointed kitchen fitted with integrated appliances including a fridge/freezer and washing machine. A small inner hall leads to a family bathroom. To the first floor are two generous double bedrooms.

Outside, the property benefits from a small courtyard area, providing a low-maintenance outdoor space.

Offered as an ideal purchase for first-time buyers, this delightful home combines character, convenience and practicality in an excellent central location.

Parking

Permit parking is available in the local area.

Tenure

Freehold

Services

Mains Gas, electric, water and drainage

Viewings - To view this property, please call us and we will arrange a time that suits you





A charming two-bedroom mid-terraced home, ideally situated in a popular and convenient town centre location, offering easy access to a wide array of local amenities.

This property presents an excellent opportunity for first-time buyers seeking a home that combines character with contemporary living and practicality. An internal viewing is highly recommended to appreciate the accommodation on offer.

The ground floor features a welcoming lounge, providing a comfortable space for relaxation. The well-appointed kitchen is fitted with integrated appliances, including a fridge/freezer and washing machine, catering to modern living needs. A small inner hall leads to the family bathroom, completing the ground floor layout.

Ascending to the first floor, you will find two generous double bedrooms, offering ample space and versatility.

Outside, the property benefits from a small courtyard, providing a low-maintenance outdoor area.

This freehold property further benefits from permit parking in the vicinity, adding to its town centre appeal.

Accommodation

Upon entering, you are greeted by the comfortable lounge, a welcoming space designed for everyday living. Beyond the lounge is the modern kitchen, thoughtfully equipped with a range of wall and base units, work surfaces, an integrated electric oven with hob and extractor hood over, an integrated fridge/freezer, and an integrated washing machine. A door from the kitchen leads to a small inner hall.

The family bathroom features a panelled bath with a shower over, a wash hand basin, and a low-level WC, all finished to a good standard.

First Floor

The first floor hosts two well-proportioned double bedrooms, offering comfortable and private spaces.

Outside

To the rear of the property is a small courtyard area, providing an outdoor space for low-maintenance living.

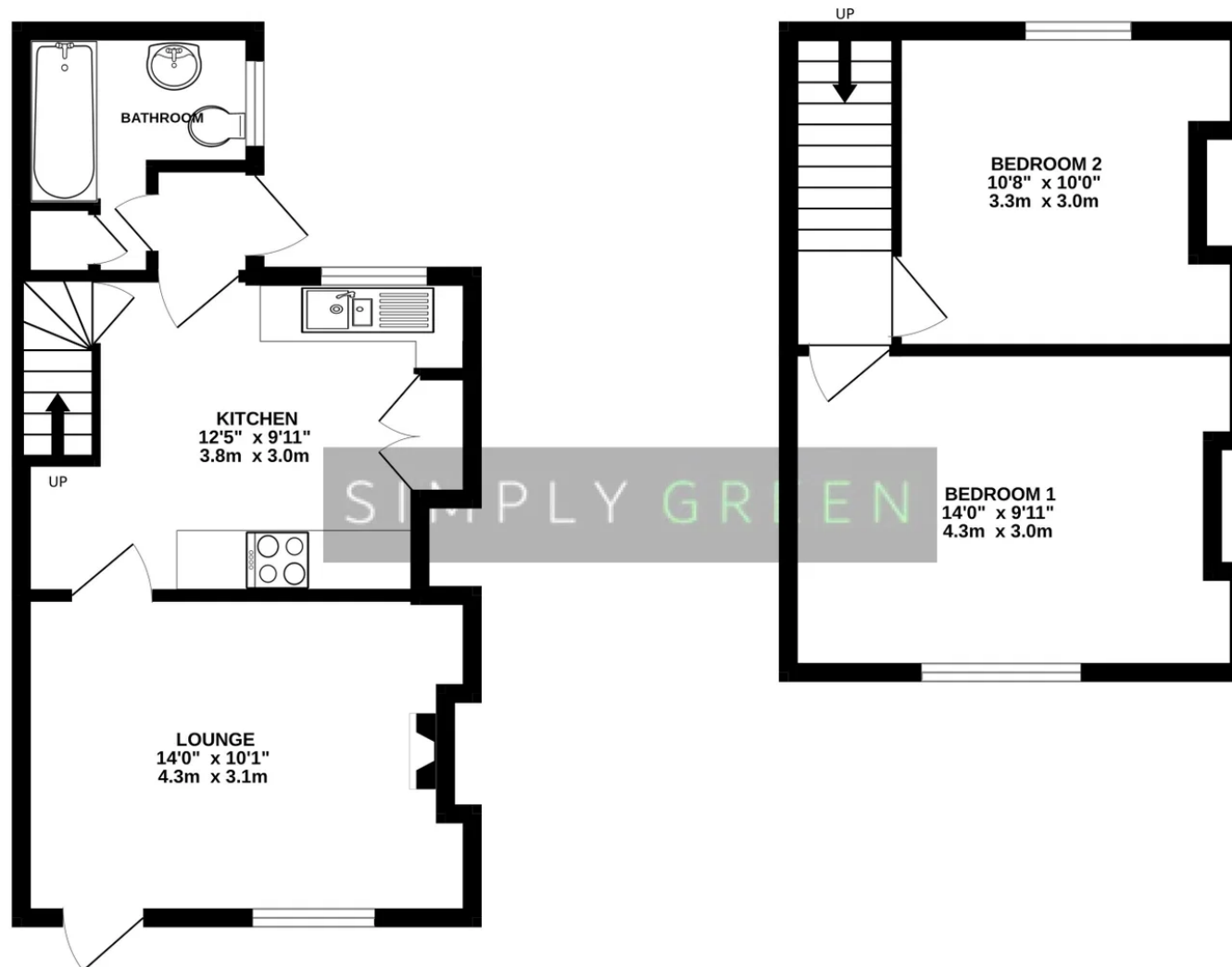
Anti-Money Laundering (AML):

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



AT SIMPLY **GREEN**
WE WILL GIVE YOU TWO FREE
QUOTES FOR CONVEYANCING

**1 FOR AN ONLINE SOLICITOR,
PERFECT IF YOU ARE WORKING
THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR
IF YOU'D PREFER TO MEET
FACE TO FACE**



**WE WILL ALSO ARRANGE A
QUOTE FOR A SURVEY ON
YOUR ONWARD PURCHASE.
GIVING YOU PEACE OF MIND TO
MOVE FORWARD WITH NO
UNEXPECTED SURPRISES!**

CHALLENGE ANDREW!

A FREE MORTGAGE/FINANCIAL
REVIEW IS AVAILABLE TO YOU.

**IS YOUR CURRENT DEAL
REALLY THE BEST ONE
AVAILABLE?**

THIS FREE SERVICE COULD
SAVE YOU MONEY,
ON WHAT IS MOST LIKELY
YOUR BIGGEST
SPEND!



**AND AS FOR THE FINAL STEP,
WE CAN HELP THERE TOO.**

LET US ARRANGE
A QUOTE FOR
REMOVALS FROM A
LOCAL COMPANY

For more information on this
house or to arrange a viewing
please call the office on:

01626 798440

Alternatively, you can scan
below to view all of the details
of this property online.



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