



SIMPLY GREEN

Gloucester Road, Newton Abbot, TQ12 1AY
Newton Abbot

£260,000



Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

- Ready To Move In
- 10 Year Structural Warranty
- Driveway Parking
- Principle Bedroom w/ Ensuite
- Heart of Newton Abbot
- Utility Room
- Downstairs W/C
- Built In Appliances
- Close to Local Amenities
- Great Family Home

Property Type: Semi Detached House

Tenure: Freehold

We are pleased to offer this beautifully presented bespoke new-build property located in the heart of Newton Abbot. This stylish home comprises a spacious lounge, a contemporary kitchen/diner, a convenient downstairs W/C, and a separate utility room. Upstairs, the property offers three well-proportioned bedrooms, including a principal suite with en-suite facilities. One of the standout features is the private parking—an increasingly sought-after asset in central Newton Abbot. The property also boasts a generous courtyard garden, ideal for outdoor living and entertaining.

Conveniently located within walking distance of the town centre, the property offers easy access to a range of local amenities including the train station, parks, schools, and more. This thoughtfully designed home has much to offer and would make an ideal family residence.







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Ground Floor Accommodation

Upon entering the property, you are welcomed into a bright and airy entrance hall that serves as the central hub of the ground floor.

The lounge is a well-sized and inviting space featuring a beautiful bay window that allows natural light to flood in. It benefits from multiple electrical outlets and fittings for aerial and TV connections. The décor is modern and tasteful, with soft grey carpeting, neutral-toned walls, an oak wood door, and a feature window that enhances the room's brightness.

A perfect space for both everyday living and entertaining, the kitchen/diner is designed with modern aesthetics in mind. It features matte-finish cabinetry, squared marble-effect worktops, a built-in electric oven and hob, a stainless steel sink, integrated fridge space, and ample storage solutions. The dining area is well-proportioned for family meals and is further enhanced by French doors that open out to the garden, creating a seamless indoor-outdoor flow.

Located just off the kitchen, the utility room provides additional functionality with a stainless steel sink, store cupboard housing the Daikin air source heat pump, plentiful cabinetry, and space for laundry appliances—an invaluable asset for busy family life.

A handy and neatly presented cloakroom featuring a wash basin and W/C, ideal for guest use.

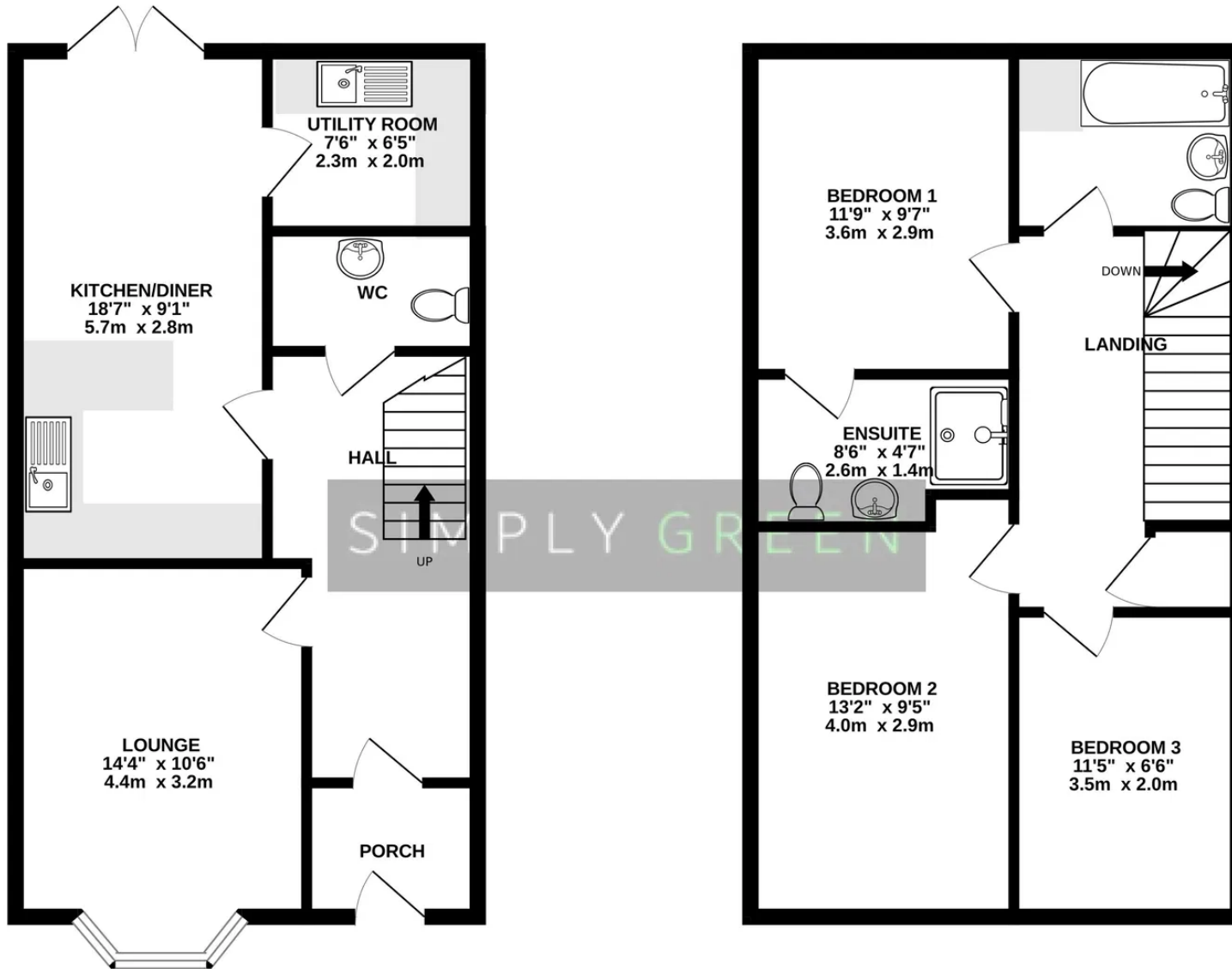
First Floor Accommodation

Situated at the rear of the property, the principal bedroom offers a peaceful retreat. It includes several power points for convenience and access to a private en-suite. The en-suite is finished to a high standard with a glass-enclosed shower, modern ceramic W/C, ceramic basin, lighted vanity mirror, and black accent fixtures for a sleek, contemporary look.

A generously sized second double bedroom positioned at the front of the property. Bright and welcoming, this room benefits from an abundance of natural light and multiple electrical outlets, making it ideal as a guest room or children's bedroom.

The third bedroom perfectly suited as a child's room, nursery or home office, the third





TOTAL FLOOR AREA : 1164 sq.ft. (108.1 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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