

SIMPLY GREEN



Cowslip Crescent, Newton Abbot, TQ12 1GR

Newton Abbot -



**Bedrooms: 3 | Bathrooms: 2 | Receptions: 1**

- Beautifully Presented Three Bedroom Semi- Detached Property
- Side Driveway and Parking
- Private Rear Garden
- Spacious Open Plan Lounge/Diner
- Well Equipped Kitchen With Integrated Hob and Cooker Hood
- Master Bedroom with En-Suite
- Excellent Transport Links and Close to Amenities
- Versatile Third Bedroom

**Property Type:** Semi Detached House

**Council Tax Band:** C

**Tenure:** Freehold

A beautifully presented three bed semi-detached home situated within the popular Hele development in Newton Abbot. The property offers well proportioned and versatile accommodation, including a bright entrance hallway, well equipped kitchen, downstairs WC and a spacious open plan lounge/diner with direct access to the private rear garden. Upstairs are three bedrooms, including a master bedroom and en-suite, together with a family bathroom. Externally, the property benefits from side driveway parking and an enclosed private garden, making this an appealing home for families, first-time buyers and those looking for convenient access to Newton Abbot and the surrounding area.





A beautifully presented three-bedroom semi-detached property situated within the popular Hele area of Newton Abbot, offering driveway parking and a private rear garden.

### Ground Floor

Upon entering, you are welcomed into a light, bright and airy entrance hallway, setting the tone for the accommodation throughout. To the right is the well equipped kitchen, which benefits from an integrated hob and cooker hood, ample wall and base storage, and designated space for both a fridge freezer and dishwasher.

Continuing through the hallway, there is a useful downstairs WC with wash basin, ideal for family living and visiting guests. To the rear of the property is a particularly appealing open plan lounge/diner, providing an excellent social and entertaining space. There is ample room for both a comfortable lounge arrangement and dining table, while double doors open directly onto the private rear garden, creating a seamless connection between the indoor and outdoor living spaces.

The main hallway also benefits from a generous integrated storage cupboard, providing valuable additional space for coats, shoes, an ironing board, Hoover and other household essentials.

### First Floor

To the first floor, the landing provides access to all three principal bedrooms and the family bathroom. The third bedroom is a versatile room, ideally suited as a nursery, home office or single bedroom, and enjoys views over the rear garden. Adjacent is the second double bedroom, which also benefits from views across the garden.

The master bedroom is a well proportioned double room with space for double wardrobes, providing excellent built in storage. The room is complemented by a private en-suite shower room, complete with WC, wash basin and shower.

Completing the first floor is the family bathroom, providing further bathroom facilities for the household.

### Externally

The property benefits from side driveway parking, while the private rear garden provides a pleasant outdoor space for relaxing, entertaining and family use.

### Services

Mains Electric, Mains Gas, Mains Water

**Council Tax Band - C**

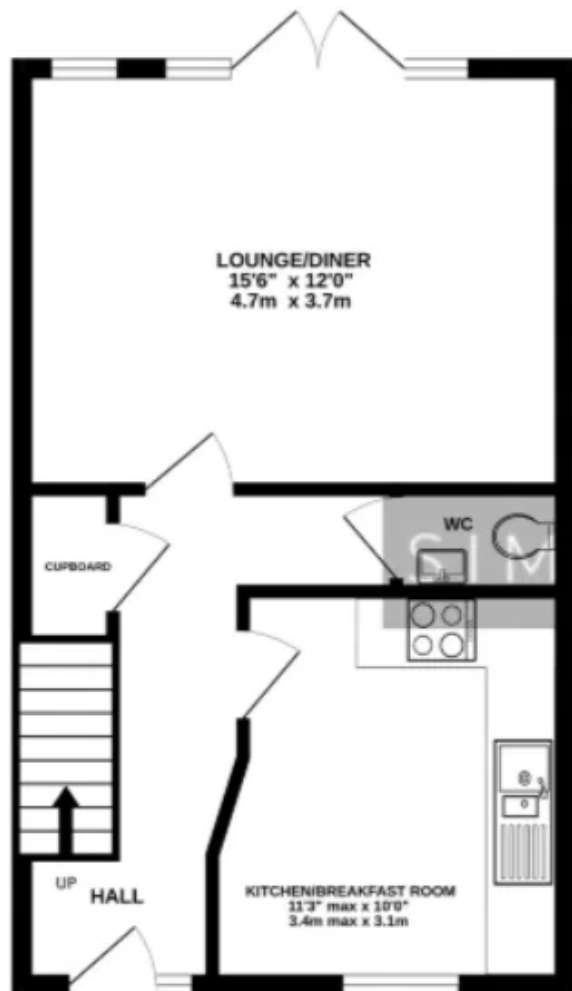
**Service Charge - £185.48 Per annum to Remus**

### Anti-Money Laundering (AML):

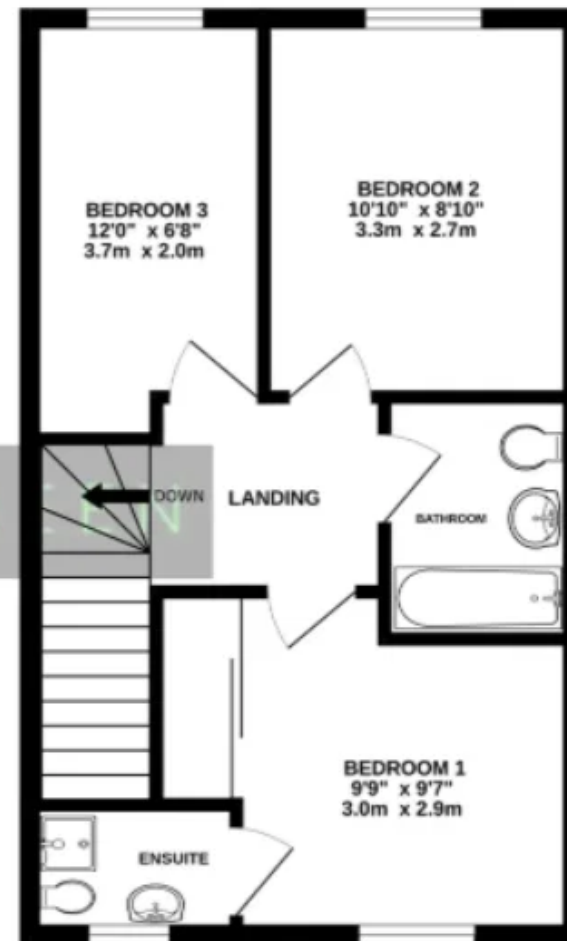
In line with current legislation, all purchasers are required to complete Anti-Money Laundering identity verification. A charge of **£30.00 + VAT (£36.00 inclusive)** per purchaser applies and is payable to Simply Green Estate Agents before the verification process can be completed.



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.



88 Queen Street  
Newton Abbot  
Devon  
TQ12 2ET