

SIMPLY GREEN



Old Exeter Road, Newton Abbot, TQ12 2NU

Newton Abbot -



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

- NO ONWARD CHAIN!
- Close To Local Amenities
- Two Bedrooms
- Private Front and Back Garden
- Modern Kitchen
- Versatile Second Bedroom (office/nursery/guest room)
- Bright and Airy Throughout
- Off Street Parking
- Useful Internal Storage Passage
- Set Back From The Road For Added Privacy

**Property Type:** End of Terrace House

**Tenure:** Freehold

A great opportunity to purchase this well presented End of Terrace Two bedroom home offered with NO ONWARD CHAIN! The property offers a well proportioned front lounge space with open plan kitchen diner to the rear. Upstairs, you'll find a large master bedroom, second bedroom and modernised family bathroom. To the rear from a private passage, you have access to an enclosed, easily maintained back garden.

The property is conveniently located within easy walking distance of Newton Abbot town centre, where a wide range of amenities can be found, including shops, well-regarded schools, scenic walks, and various community facilities.

This home presents an excellent opportunity for families, first-time buyers, or investors seeking a well-located and move in ready property.







A set back position from Old Exeter Road, this delightful home enjoys a peaceful setting with residents' permit parking to the front. Offered to the market with no onward chain, making it an ideal purchase for those looking for a smooth and swift move.

The property is approached via a gated entrance, with steps leading up to a front courtyard garden – a wonderful sun trap perfect for enjoying throughout the year.

#### **Ground Floor Accommodation**

Upon entering through the uPVC front door, you are welcomed into a bright and airy lounge, with a large double-glazed window that floods the space with natural light. To the rear, the property opens into a kitchen diner, offering generous worktop space for both preparation and casual dining. The kitchen is well-equipped with an integrated dishwasher, fridge/freezer, hob, oven and has ample storage, while a window provides a pleasant outlook onto greenery.

Beyond the kitchen, a useful passageway offers additional storage for coats and shoes and leads out to a private, enclosed rear garden. Designed for ease of maintenance, this outdoor space is ideal for those seeking a low-upkeep lifestyle without compromising on privacy.

#### **First Floor Accommodation**

Upstairs, the first floor hosts two well-proportioned bedrooms accessed from the landing. The main bedroom is a comfortable double, featuring alcoves that have been cleverly utilised for storage. The second bedroom is currently arranged as a home office but would equally suit use as a nursery or guest room. Completing the accommodation is a stylish family bathroom, fitted with both a separate shower and bath, finished to a modern standard.

#### **Externally**

The property benefits from both front and rear outdoor spaces, offering a balance of charm and practicality. The front courtyard provides an inviting entrance and a sunny spot to relax, while the rear garden is fully enclosed and ensuring privacy. Designed with ease of maintenance in mind, it is perfect for busy lifestyles or those seeking a simple yet enjoyable outdoor area. Residents' permit parking is available to the front, adding further convenience.

#### **Viewings**

To view this property, please call us on 01626 798440 or email [sales@simply-green.co.uk](mailto:sales@simply-green.co.uk) and we will arrange a time that suits you.

#### **Services**

Mains Electricity. Mains Gas. Mains Water. Mains Drainage.

#### **Local Authority**

Teignbridge District Council



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