

SIMPLY GREEN

Southernhay

Newton Abbot



4 BEDROOM TERRACED

- ◆ LOUNGE & DINING ROOM
- ◆ MID TERRACE
- ◆ MASTER ENSUITE
- ◆ SPACIOUS ACCOMMODATION THROUGHOUT
- ◆ OFF ROAD PARKING FOR TWO CARS
- ◆ LOW MAINTAINENCE GARDENS
- ◆ FURTHER OFFICE/STUDY ROOM WITH WC
- ◆ 4 DOUBLE BEDROOMS
- ◆ KITCHEN BREAKFAST ROOM
- ◆ TENURE - FREEHOLD.

Set within an elevated position, this stunning 4 bedroom terraced family home offers spacious accommodation laid out over 3 floors with a further lower ground floor that would make a fantastic home office. With accommodation comprising of a lounge, dining room, kitchen/breakfast room and utility to the ground floor, master ensuite, a further two bedrooms, bathroom suite and separate WC to the first floor & a fourth good sized bedroom to the converted loft space. The lower ground room gives access to basement storage as well as a WC and the newly fitted boiler, with ample storage or study space. Complete with low maintenance gardens and off road parking for two cars, viewing comes highly recommended to appreciate the potential of this home.



Accommodation

Entrance hall gives access to stairs rising to first floor. Dado rail. Radiator with individual thermostat. Doors leading to.

Dining Room, with built in storage and shelving either side of chimney breast. Radiator. Coved ceiling. Picture rail. Telephone point. Double glazed window to rear elevation overlooking roof tops and towards the race course. Arch way with double timber doors lead through to Lounge

Feature cast iron inset open fire place with marble surround and hearth. Coved ceiling. Dado rail. Radiator. Feature double glazed bay window with window seat. Television point. Telephone point. Door connecting back into entrance hall.

Further hallway gives access to under stair storage, door into the Kitchen Breakfast room and steps down to Utility.

Utility Room with Belfast style sink with base unit under. Tiled surround. Wall mounted cupboard above. Roll edge work surface. Space and plumbing for white goods. Radiator. Obscure double glazed door giving access to the rear garden.

The Kitchen Breakfast Room comprises matching wall and base units with roll edge work surface. Inset stainless steel sink with mixer tap over. Integral dishwasher. Space for cooker. Wall mounted extractor hood above. A feature ornament range (currently not working) with wooden mantle over. Two cupboards to the left hand side of the chimney breast providing storage and one cupboard to the right hand side also providing storage. Part tiled surround. Breakfast bar with additional base unit under. Radiator. Power points. Double glazed window to side elevation. Door giving access to larder/pantry storage, currently housing Fridge Freezer. Single glazed sash window to side elevation. Stairs rising to half landing with stained glass window, steps to further landing and doors leading to. Low level WC with concealed cistern and roll edge work surface above. Radiator. Obscure double glazed window to side elevation. Opposite there is a door leading to A Matching bathroom suite comprising panelled bath with shower attachment over and pedestal wash hand basin. Extractor fan. Wall mounted towel heater. Tiled surround. Tiled floor. Obscure double glazed window to side elevation.

Bedroom Four with built in wardrobe providing hanging space and shelving. Radiator. Spot lights. TV and power point. Double glazed window to side elevation.

The first floor landing gives access to stairs rising to second floor and doors to. Bedroom Two with built in wardrobes to either side of chimney breast with storage above and connecting storage in between. Radiator. A range of power points and TV point. Double glazed window to rear elevation with views overlooking Newton Abbot.

The master bedroom comprises fitted wardrobe storage either side of chimney breast, double glazed windows to the front. TV and power points. Radiator and further storage cupboard. Door to ensuite.

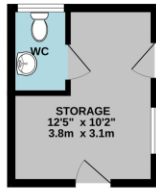
Modern ensuite comprising of low level WC with hidden cistern, wash basin and shower with sliding door.

Stairs rising to second floor landing give access to eave storage, with velux window and exposed brick work. Door gives access to bedroom three.

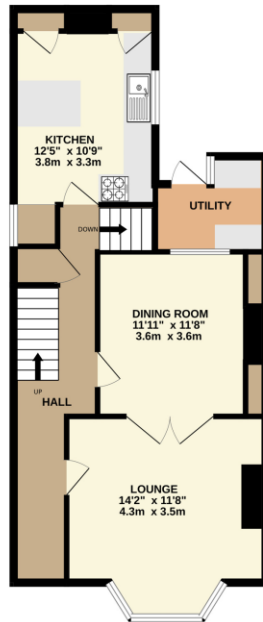
Bedroom three with further feature brick arch to one wall. Remaining eave storage. Television aerial point. Power points. Spotlights. Velux window to rear elevation overlooking surrounding countryside and towards the race course.



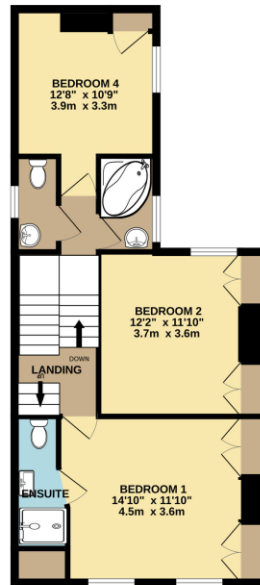
LOWER GROUND FLOOR
129 sq.ft. (11.9 sq.m.) approx.



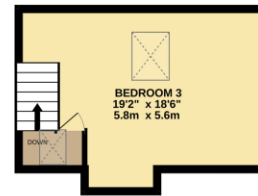
GROUND FLOOR
663 sq.ft. (61.4 sq.m.) approx.



FIRST FLOOR
561 sq.ft. (51.9 sq.m.) approx.



3RD FLOOR
223 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA: 1565 sq.ft. (145.4 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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Outside

To the front of the property there is a level pathway giving access to outer porch, with low maintenance front gardens offering off road parking for two cars. To the rear of the property there are stairs off the utility room giving access to patio rear garden, with rear access gate. Door leading into office/study room with wall mounted boiler, double glazed window to the side, power points and further basement storage and access under the house. Further door onto WC, with low level WC and wash basin, obscure double glazed window to the rear.

EPC:

COUNCIL TAX BAND: C

TENURE: FREEHOLD

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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