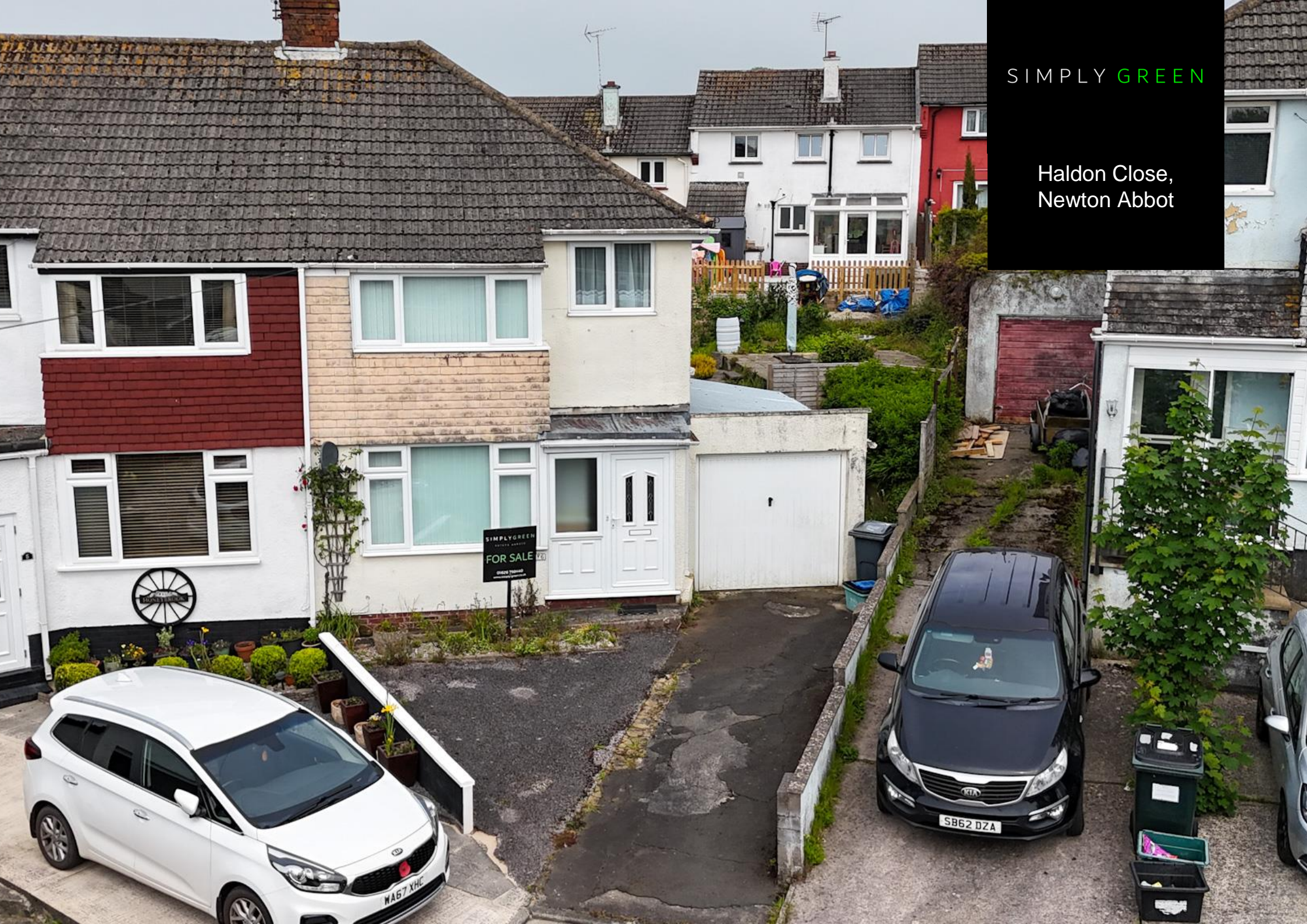


SIMPLY GREEN

Haldon Close,
Newton Abbot



Offered to the market with no onward chain is this spacious semi detached property situated on a generous sized plot.

The accommodation comprises 3 bedrooms, lounge and dining room, kitchen, utility room, WC and a family bathroom.

Externally there is a garage and driveway and the property is situated close to the local primary school and near the parade of local shops.

The property is situated on the outskirts of Newton Abbot and is located near a well regarded primary school and two secondary schools, a church, countryside walks, Sainsbury's and a bus stop. The market town of Newton Abbot is less than 2 miles away and offers a wide range of amenities including shops, supermarkets, further education facilities, a leisure centre with a swimming pool, various sports clubs, parks, a mainline railway station to London Paddington, a bus station and A380 dual carriageway to Exeter and Torbay.

Accommodation

UPVC obscure double glazed lead effect door leading to the entrance hallway with a uPVC obscure double glazed window side window, inset spotlight and staircase rising to the first floor. From the entrance hallway, it flows through to a living room with a central fitted living flame gas fire and a uPVC double glazed window to the front aspect with wall lights

.A set of double doors leads to a separate dining room with a set of uPVC double glazed French patio doors leading to the rear garden.

A door from the dining room continues through to a kitchen providing a twin aspect with two uPVC double glazed windows, a stainless steel single drainer one and a half bowl sink inset with laminate worktops and part tiled walls. A range of modern matching base cupboards, drawers and fitted matching wall cupboards, cooker point and space for utilities

.A door from the kitchen leads through to a separate utility area with a wall mounted gas boiler. A uPVC obscure double glazed door leads out to the rear garden. There is also a built in cupboard, a fitted worktop with plumbing for a washing machine and tiled splashback, fitted shelving and a wall mounted cupboard. A door from the utility room goes to a downstairs cloakroom/WC with WC, part tiled walls and wash hand basin with an extractor fan.

First floor accommodation

Landing with a uPVC double glazed window to the side aspect and access to the insulated loft space.

Three bedrooms can be found on the first floor, two double in size and offering uPVC double glazed windows the third bedroom is a single-sized room with a uPVC double glazed window, an over stairs cupboard and fitted shelving.

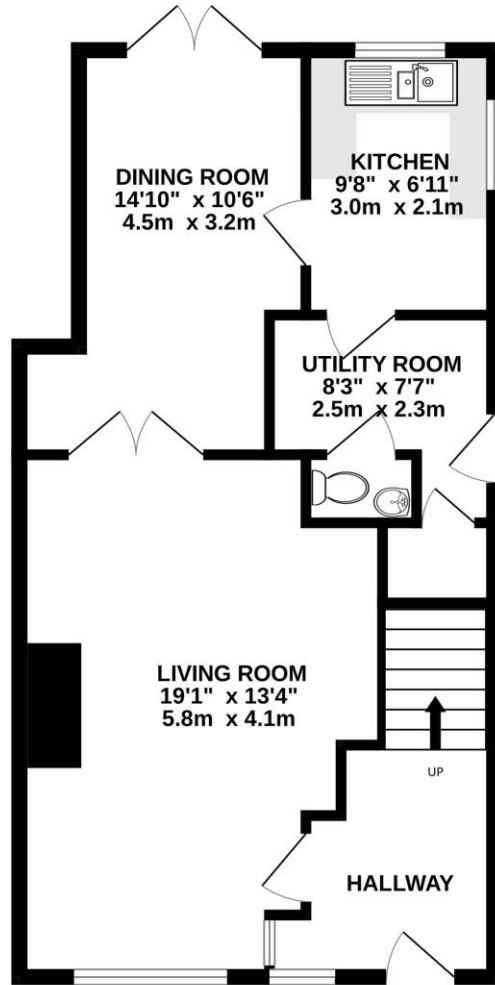
The accommodation concludes with a family bathroom providing a uPVC double glazed window, panelled bath with a Triton electric shower, a wash hand basin and cupboards below and a WC.



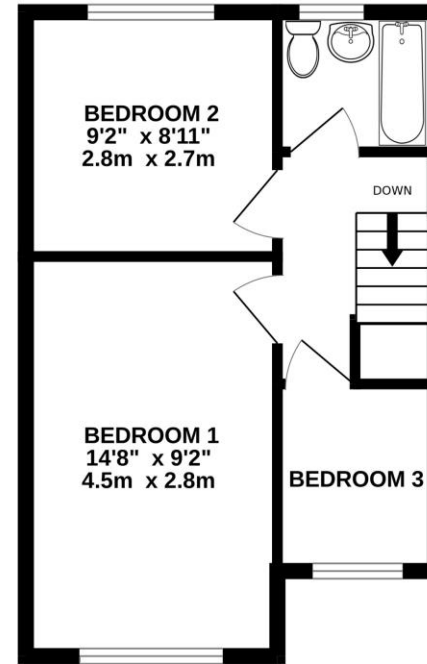


Floorplan

GROUND FLOOR
557 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 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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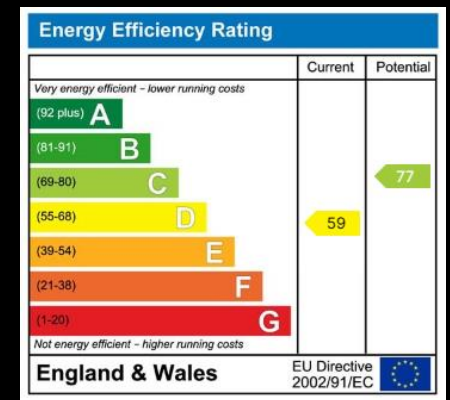


**TENURE: Freehold
COUNCIL TAX BAND C**

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.



Outside

To the front of the property is a driveway providing parking for two vehicles and access to the attached garage via an up and over door. There was also a stone chipped flowerbed. The rear gardens are larger than average with it being boarded by timber fencing. It's mainly laid to a lawned and paved patio appearance with bordering hedging incorporating plants and shrubbery. A side paved path with timber gate leads to the side and a door leads to the garage. A separate uPVC door gives access to the utility area. The paved path continues to a paved patio area with steps leading onto the lawned garden and a set of uPVC double glazed French patio doors lead to the dining room.

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