

SIMPLY GREEN

Raleigh Road

Newton Abbot

SIMPLYGREEN  
ESTATE AGENTS

FOR SALE

01626 798440

[www.simply-green.co.uk](http://www.simply-green.co.uk)

78

## 3 BEDROOM TERRACED

- ◆MID TERRACE HOME
- ◆DRIVEWAY TO THE FRONT
- ◆SPACIOUS REAR GARDENS
- ◆3 BEDROOMS
- ◆OPEN PLAN LOUNGE DINING ROOM
- ◆KITCHEN BREAKFAST ROOM
- ◆FANTASTIC FIRST TIME BUY
- ◆NO ONWARD CHAIN
- ◆SOLAR PANELS
- ◆TENURE - FREEHOLD. COUNCIL TAX BAND B

No Onward Chain! Three bedroom Terraced House boasting solar panels, spacious rear gardens and a driveway to the front with off road parking for multiple vehicles. With accommodation comprising of a spacious Kitchen Breakfast Room and Open Plan Lounge Dining Room to the ground floor, and three good sized bedrooms with a family bathroom suite to the first floor. Viewing comes highly recommended to appreciate the accommodation on offer!



## Accommodation

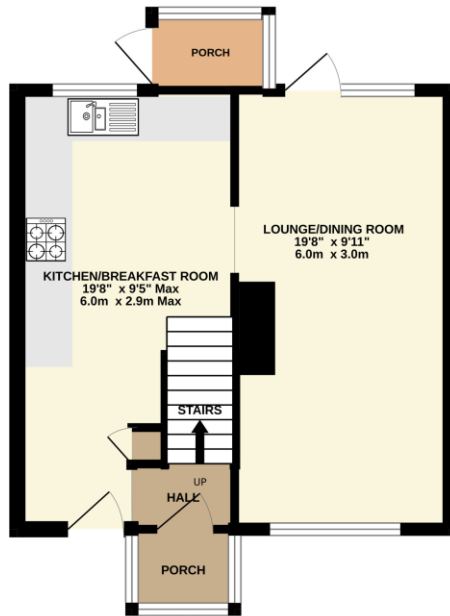
UPVC door with glazed panels opens into the entrance hallway, with the Kitchen Breakfast Room off. Giving access to the front porch & stairs rising to the first floor. The front porch has obscured double glazed panels to the sides, with ample storage space. Into the Kitchen Breakfast Room there is a storage cupboard housing the electric meters and solar panel energy meter, with an expansive space. Comprising of a range of wall and base units, with work surfaces and tiling to splashback. Inset sink with mixer tap, space and plumbing for dishwasher and washing machine. Space for cooker and fridge freezer. UPVC double glazed window overlooking the rear gardens. Central heating radiators and a range of power points, with an opening giving access to the Lounge Dining Room. The Lounge Dining room offers UPVC double glazed windows to the front and rear, with a UPVC door opening onto the rear patio. Inset Gas fireplace, central heating radiators and a range of power and media points.

## First floor Accommodation

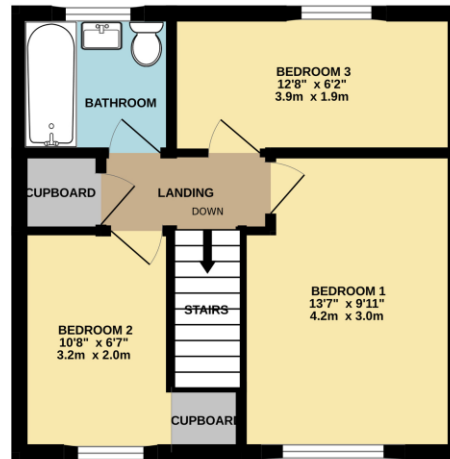
Stairs rising to landing with doors to all rooms and door opening into airing cupboard housing the Combi boiler. Doors leading to Bathroom suite Modern three-piece suite comprising of a panelled bath, low-level WC, an inset ceramic sink, mixer tap and vanity storage below. Tiling to full height. Mains shower over the bath, glass panel screen and laminate flooring, central heating towel.  
Bedroom One with the UPVC double glazed windows to the front, radiator and a range of power points.  
Bedroom Two with UPVC double glaze window to the front, opening with wardrobe storage, central heating radiator and power points. Access to the loft.  
Bedroom 3 comprises of UPVC double glaze window to the rear, central heating radiator and power points.



GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2024

### Outside

To the front of the property, there is off road parking for multiple vehicles with pathway, leading to entrance porch and gravel beds to border. To the rear of the property, this spacious, sunny garden offers a courtyard area with pathway leading onto level lawn with a range of mature shrubs and bushes, south-easterly orientation. Porch with storage, tap and power point.

### Agents Notes

There are Solar Panels with the property, on a feed in tariff.

**EPC:**

**COUNCIL TAX BAND: B**

**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.



88 Queen Street  
Newton Abbot  
Devon  
TQ12 2ET