

SIMPLY GREEN

Prospect Terrace

TQ12 2LN





## 2 BEDROOM TERRACE

- ◆NO CHAIN
- ◆2 EXPANSIVE BEDROOMS
- ◆HEART OF NEWTON ABBOT
- ◆PERIOD FEATURES
- ◆QUAINT PROPERTY
- ◆OPEN FAMILY SPACE
- ◆MODERN KITCHEN AND UTILITY
- ◆GREAT FAMILY HOME
- ◆CLOSE TO AMMENITIES
- ◆TENURE - FREEHOLD

This charming period property, situated in the heart of Newton Abbot, offers a unique blend of character and modern comfort. Upon entering, you are greeted by a spacious and inviting hallway that sets the tone for the home. The lounge is a cosy yet elegant family space, featuring a mantelpiece and an electric fireplace as its focal point. The generously proportioned dining room provides ample space for entertaining, while the well-maintained, contemporary kitchen is complemented by a practical utility area, capable of accommodating a washing machine, tumble dryer, and additional storage. The modern bathroom is a stunning feature of the property, offering both style and functionality. Both bedrooms are exceptionally spacious and bathed in natural light, making this home a perfect retreat for families or couples seeking comfort and charm in a prime location.





## Accommodation

Upon entering the property, you are welcomed into a spacious entrance hall that sets the tone for the home. From here, you are led into the main family living area. The lounge is a bright and airy space, featuring a striking mantelpiece and an electric fireplace as its focal point, offering both comfort and style. The generously proportioned dining room provides an ideal setting for family gatherings or everyday meals, making it a versatile space for a growing family. The kitchen is modern and well-maintained, equipped with an integrated oven and hob, catering to all your culinary needs. Adjacent to the kitchen is a substantial utility area, providing ample room for a washing machine, tumble dryer, and additional storage, ensuring practicality and convenience for everyday living.

## First Floor Accommodation

Ascending to the first floor, you will find a well-appointed bathroom featuring a spacious shower, a bath, and a convenient storage cupboard housing the boiler. The master bedroom is an impressive space, enhanced by dual windows that fill the room with natural light. Adding to its charm is a beautiful period feature—a traditional fireplace that serves as a focal point. The second bedroom is generously proportioned, making it an excellent space for guests or additional family members, offering both comfort and versatility.





**Outside**

The property benefits from a private courtyard, featuring a patio area ideal for outdoor seating and a neatly maintained turf section, creating a versatile space for relaxation or entertaining.

**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**

Main Gas, Mains Electric, Mains Water, Mains drainage.

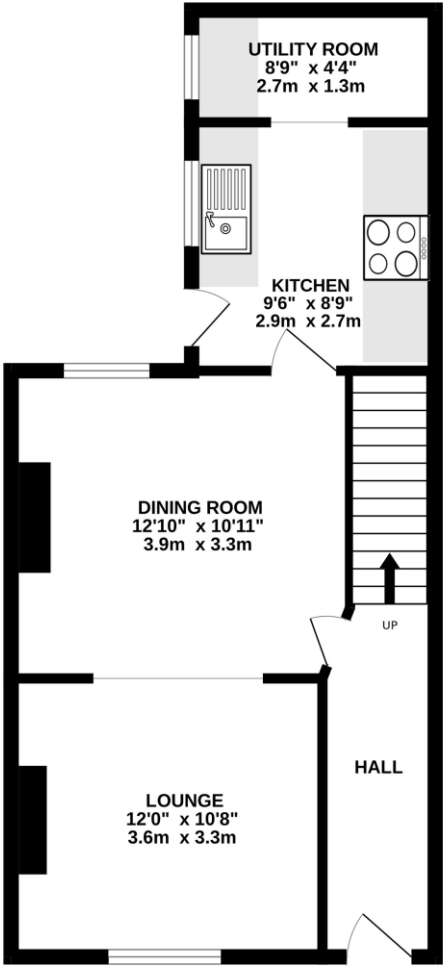
**Local Authority**

Teignbridge District Council

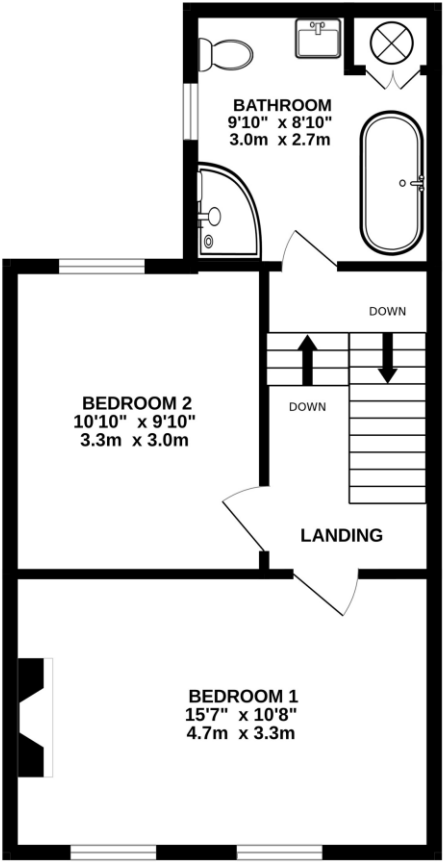


# FLOORPLAN

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.  
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PERFECT IF YOU ARE WORKING  
THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR  
IF YOU'D PREFER TO MEET  
FACE TO FACE**



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MOVE FORWARD WITH NO  
UNEXPECTED SURPRISES!**

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SPEND!



**AND AS FOR THE FINAL STEP,  
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A QUOTE FOR  
REMOVALS FROM A  
LOCAL COMPANY

**EPC: C**

**COUNCIL TAX BAND: D**

**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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