

SIMPLY GREEN

Broadlands  
Avenue  
TQ12 1SL





## 3 BEDROOM SEMI-DETACHED

- ◆ 3 Well Proportioned Bedrooms
- ◆ Ample Driveway Space
- ◆ Bright & Airy
- ◆ Outbuilding w/ Electricity
- ◆ Farmhouse Styled Kitchen Cabinetry
- ◆ Pantry
- ◆ Front & Rear Gardens
- ◆ Good Sized Garden & Patio
- ◆ Sought-After Location
- ◆ Great Family Home

Situated in the highly sought-after Broadlands Avenue, this well-proportioned three-bedroom semi-detached home offers a blend of comfort, character, and practicality. The property benefits from a driveway providing ample off-road parking, along with well-maintained front and rear gardens. Inside, the home features a bright and spacious lounge, accented by a charming feature log burner. The kitchen is equally well-sized, offering plenty of worktop space along with a useful pantry and additional storage cupboard, ideal for everyday convenience. Upstairs, the property comprises three well-proportioned bedrooms, all offering comfortable accommodation, served by a family shower room. This home presents an excellent opportunity for families seeking a property in a desirable residential area.





## Accommodation

Upon entering through the front door, you are welcomed into a bright and airy lounge, where a recently installed and well-maintained log burner serves as a striking focal point. This inviting space exudes warmth and character, truly forming the heart of the home.

To the rear of the property lies a generously proportioned kitchen, thoughtfully designed with farmhouse-style white cabinetry and elegant black marble-effect rolled-edge worktops. The kitchen offers ample room for a range cooker and provides designated spaces for both a washing machine and a tumble dryer.

Adjacent to the kitchen, a useful pantry offers excellent organisational space and a storage room, formerly a downstairs W/C, this space could easily be reconfigured to reinstate a ground floor W/C, adding further convenience to the property.

## First Floor Accommodation

Ascending to the first floor, you are greeted by a well-appointed family shower room, featuring a corner shower unit, pedestal wash basin, and a modern ceramic WC.

The principal bedroom is generously sized, filled with natural light and offering a bright, airy ambiance—an ideal retreat at the end of the day. The second bedroom, overlooking the rear garden, provides a comfortable and versatile space, perfectly suited for guests or younger family members.

The third bedroom, also well-proportioned, is ideal as a child's room, guest accommodation, or nursery. It benefits from a built-in storage cupboard, adding to the overall practicality of the space.





## External Features

To the front of the property, a spacious driveway provides ample off-road parking, accompanied by a well-maintained front garden and a pathway leading to the main entrance. A side access on the right of the property offers a seamless connection to the rear garden.

The rear garden has been thoughtfully. A stylish grey-tiled patio area creates the perfect setting for alfresco dining, while a level lawn provides a generous space for outdoor enjoyment.

At the far end of the garden stands a versatile outbuilding, fully equipped with electricity and currently arranged as an outdoor bar and social hub—ideal for entertaining guests. This adaptable space offers endless potential and can be tailored to suit a variety of uses, such as a home office, gym, or studio. Additionally, a convenient storage area is located to the left side of the outbuilding, adding further practicality to this outdoor setting.

## Location

Nestled in the heart of Newton Abbot, this property enjoys an enviable location, offering a flat and effortless access to a wealth of local amenities, including esteemed shops, schools, and other essential services.

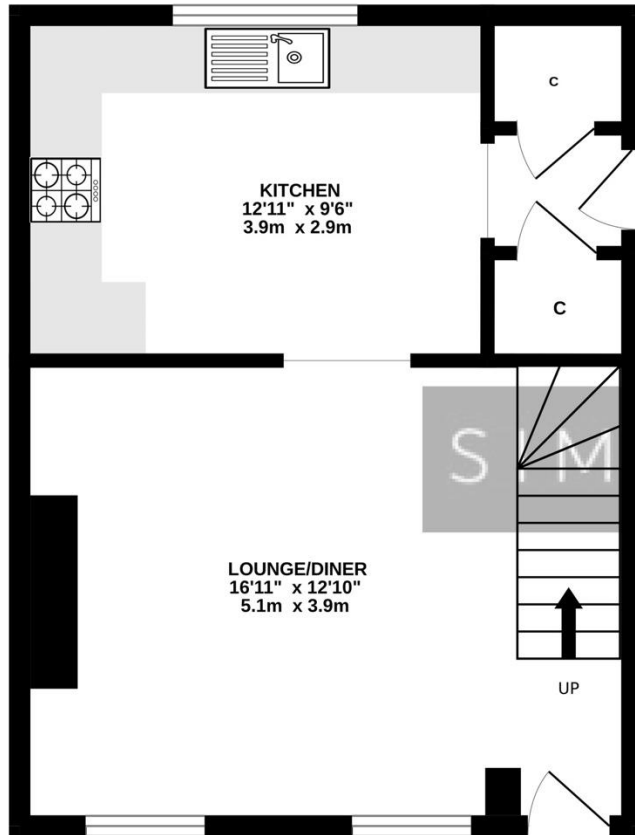
## Services

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

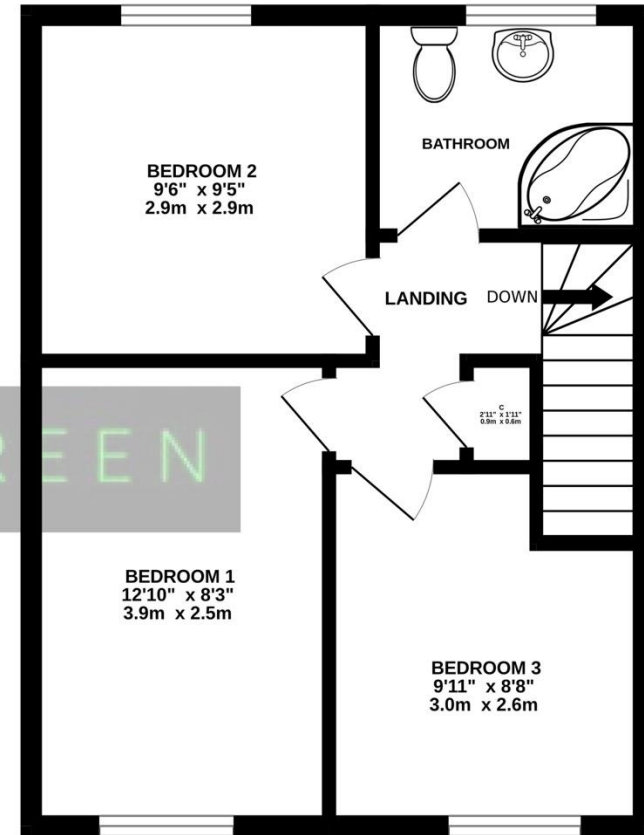


# FLOORPLAN

GROUND FLOOR



1ST FLOOR





AT SIMPLY **GREEN**  
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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  
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GIVING YOU PEACE OF MIND TO  
MOVE FORWARD WITH NO  
UNEXPECTED SURPRISES!**

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01626 798440

Alternatively, you can scan  
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