



SIMPLY GREEN

Beverley Way

Newton Abbot



## THREE BEDROOM TOWNHOUSE

- ◆END OF TERRACE
- ◆TOWNHOUSE
- ◆THREE DOUBLE BEDROOMS
- ◆LOUNGE DINING ROOM WITH BALCONY
- ◆GARAGE AND OFF ROAD PARKING
- ◆MATURE GARDENS
- ◆PRETTY OUTLOOK TOWARDS BRADLEY WOODS
- ◆OFFICE
- ◆WELL PRESENTED THROUGHOUT
- ◆TENURE- FREEHOLD

This three-bedroom end-of-terrace townhouse offers spacious living across three floors, ideal for family life. It features a garage, off-road parking, and a versatile home office. The lounge and dining room open to a balcony with stunning views towards Bradley Wood. The well-equipped kitchen, WC, and three bedrooms with a family bathroom provide comfort and convenience. With established gardens and solar panels this home is well presented throughout and is centrally located, making it the perfect family home.





## **Accommodation**

This spacious and well-presented three-bedroom townhouse offers modern living with thoughtful features throughout. The property begins with sliding doors leading into an entrance porch, which includes a box for solar panels and power points. A double-glazed obscured door opens into the hallway, providing internal access to the garage and a door leading to the home office, which has a UPVC double-glazed window and a range of power and media points. The hallway also includes stairs to the first floor and an electric radiator.

## **First Floor Accommodation**

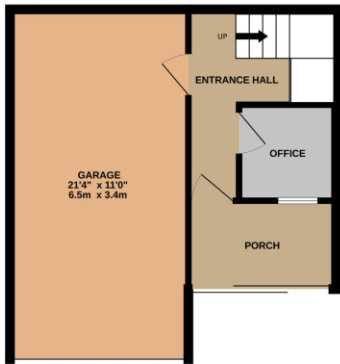
On the first floor, the landing features tiled flooring, further stairs to the top floor, and access to all rooms. A mains smoke alarm, electric radiator, and coved ceilings are present with a door to the rear porch offering sliding door access to the garden. The lounge dining room features a stunning log-burning fire, slate base, and a range of power and media points, electric radiators and UPVC double glazed window to the front, with sliding doors leading to a balcony offering scenic views towards Bradley Woods. The kitchen has a rear-facing UPVC double-glazed window with a lovely outlook over the garden. The modern kitchen suite includes white gloss wall and base units with vertical pantry storage cupboard, work surfaces, and plumbing for white goods. There's also an inset sink with waste disposal, an integrated oven, hob, and extractor fan. With space for a breakfast bar and a hatch opening into the lounge dining room. Equipped with a WC with pedestal washbasin, low-level WC, and tiled surrounds.

## **Top Floor Accommodation**

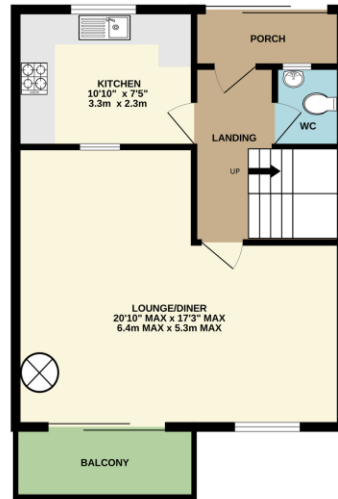
On the top floor, the landing provides access to all three bedrooms and access to a partially boarded loft area with the inverter for the solar panels, spacious loft area offers further development potential (subject to planning). The principle bedroom features UPVC double-glazed windows with beautiful views of the surrounding parks and woodland, an electric radiator, and power/media points. The second bedroom also has UPVC windows to the rear, along with an electric radiator and a range of power points. The third bedroom features UPVC double glazed windows with views towards Bradley Wood, electric radiator and power points. The family shower room includes a modern three-piece suite with a low level WC, pedestal wash basin with vanity mirror, light and power point, with two electric heated towel rails and a fan heater, and a walk-in shower with a sliding door. Tiled flooring and UPVC double-glazed windows complete the room. With cupboard housing water tank with IBoost Plus that diverts solar power to heat the water.



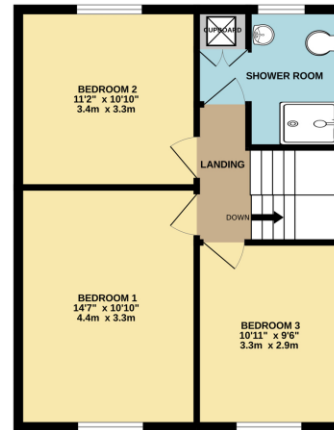
GROUND FLOOR



1ST FLOOR



2ND 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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## Outside

Externally, the property benefits from off-road parking leading into the garage, which features an up-and-over door and space for a utility area with plumbing for a washing machine and an outside tap. Electric consumer unit, and the garage houses the 9.5 kWh battery & its inverter. The front garden is well-maintained with shrubs and trees, while side access leads to the rear gardens. To the rear, a patio pathway with a courtyard seating area offer steps to a lawn with mature shrubs, and raised beds creating a tranquil outdoor space. There's a rear gate for added convenience, outdoor lighting and side access. Complete with three wood storage units. This home offers a blend of modern comfort, energy efficiency, and a peaceful location, making it perfect for family living.

**EPC:D**

**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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