



## Newton Abbot

2x  1x 

ENERGY  
RATING  
D57

- Video Walk-through Available
- Immaculate Detached Bungalow
- 2 Double Bedrooms
- Spacious Lounge/Diner
- Useful Loft Room

- Modern Kitchen, Shower Room & en-suite WC
- Landscaped Gardens
- Extensive Parking & Garage
- Convenient Location on Bus Route
- Close to Baker's Park & Bradley Manor

**Guide Price:**  
**£425,000**  
FREEHOLD

The Triangle 23, Totnes Road, Newton Abbot, TQ12 1LU - Draft



## The Triangle 23, Totnes Road, Newton Abbot, TQ12 1LU

With a sleek, modern, light-filled interior, this mature detached bungalow has been the subject of much refurbishment and remodelling over recent years to now provide an impressive and individual home.

Occupying a prominent position just a stone's throw from popular Bakers Park and the picturesque grounds and riverside walks of the National Trust's Bradley Manor, the bungalow, which sits directly on a timetabled bus route, is just half a mile's walk from the Clock Tower in Newton Abbot's vibrant and well-served town centre.

With a smart tarmac driveway and oversized detached garage providing plenty of parking, the property offers beautifully maintained gardens including neatly tended lawns, extensive established planting, and a modern composite decked terrace with part glass surround, ideal for alfresco dining, all privately enclosed by a mixture of natural stone walls, fencing and established green planting.

### **The Accommodation:**

Stepping inside, the presentation is immaculate and finished with an attention to detail: neutral contemporary styles seamlessly blending with functionality. The front door opens to a light reception hallway with virtually floor to ceiling glazed panel enjoying a lovely open aspect to the front, and with twin doors into the living room. Also from the hallway is a staircase to the loft area which has a dormer-style window and, subject to obtaining all necessary consents and approvals, offers much potential for enlargement and inclusion within the main accommodation. The living room is triple-aspect including a patio door with Juliet balcony enjoying the open-aspect, and a modern enclosed living flame gas fire. The show-stopping, high end kitchen has extensive lighting, a high gloss tiled floor and co-ordinating polished granite countertops with one and a quarter undermount sink. An extensive range of sleek, white, gloss cabinets is complemented by a range of integrated appliances. There are also French doors opening to the adjoining decked terrace. There is also a useful utility cupboard. Two double bedrooms, both have feature glazing making them nice and airy, and fitted storage cupboards. The principal has a useful en-suite with WC and basin and, completing the picture is a first class fully-tiled shower room with white suite.

### **Outside:**

Lovely well looked after and established gardens on all sides.

### **Parking:**

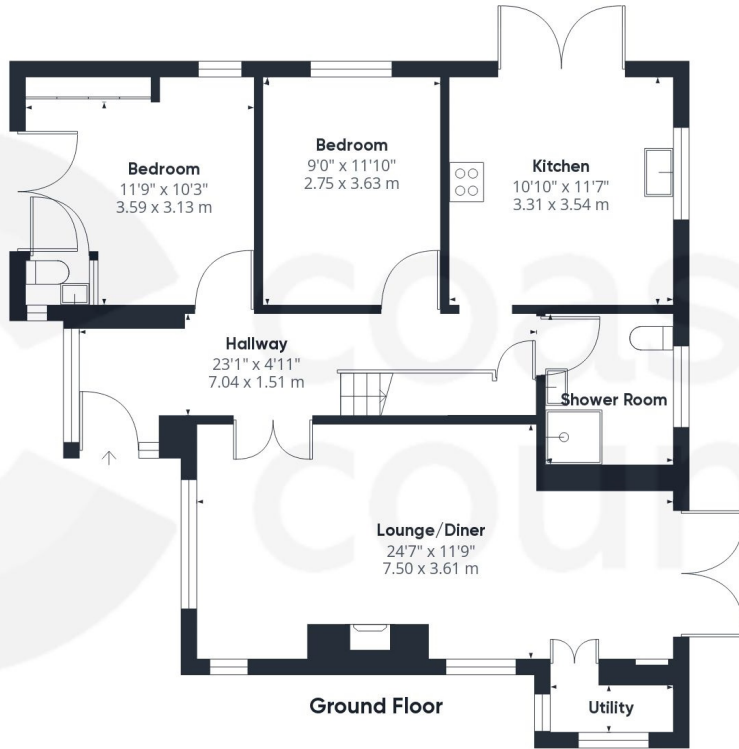
Tarmac driveway /forecourt for several vehicles and oversized detached garage.

### **Directions:**

From Newton Abbot take the A381 towards Totnes. Just after Bakers Park the property will be found on the left hand side on the corner of Old Totnes Road.



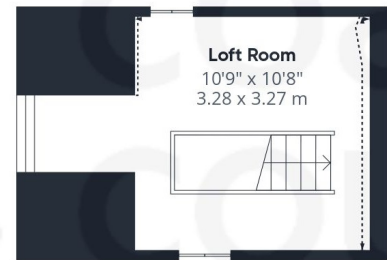
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## Approximate total area

938.07 ft<sup>2</sup>

87.15 m<sup>2</sup>



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm$  0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.