



Aller Park, Newton Abbot

3x  2x 

ENERGY RATING D67

- Video Walk-through Available
- Mature Detached Bungalow
- 3 Bedrooms (1 en-suite)
- Lounge/Diner
- Kitchen/Breakfast Room
- Front & Rear Gardens
- Driveway & Garage
- Cul-de-sac Position
- Sought-After Aller Park Address
- Versatile, Light & Airy Accommodation

Guide Price:
£395,000
FREEHOLD

4 Bracken Close, Newton Abbot, TQ12 4NU



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

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A superb detached bungalow dating from the late 1970s and having been in the same ownership since new. Well maintained and immaculately presented, the bungalow occupies an enclosed plot which is fairly level with a delightful lawned front garden and a private rear garden with neatly tended lawn, brick paved patio, and landscaped areas and inset planting. An attached garage and long gated side driveway provide plenty of off-road parking. From the front aspect and garden some lovely open views over the surrounding area and onto glorious rolling green countryside beyond can be enjoyed.

The bungalow is situated in a small select cul-de-sac of just a handful of other similar age and styled detached homes in the highly sought-after and well-established residential district of Aller Park, with Newton Abbot town centre and its extensive range of amenities around two miles' drive. The property is convenient for The Willows retail park and is not far from bus routes into Newton Abbot, Kingsteignton, Teignmouth and The Willows. Also a short stroll away are some lovely woodland walks, ideal for the dog owner which wander down to the picturesque village of Coffinswell and the highly-rated inn called The Linney.

The Accommodation:

Stepping inside the light filled interior is a credit to the current owner being smartly decorated and well laid out. Of course, being a bungalow, the accommodation offers a degree of versatility but is currently arranged to provide three double bedrooms, the principal with an en-suite shower room with WC and basin. The good size lounge/diner is double-aspect with a patio door enjoying the view from the front. An L-shaped reception hall is accessed through an enclosed vestibule and has a double door airing/broom cupboard. The kitchen has space for a breakfast table and a comprehensive range of cabinets, integrated oven, hob and hood, and a door to outside. Completing the picture is a family bathroom with modern white suite.

Outside:

Fairly level enclosed plot with private rear garden.

Parking:

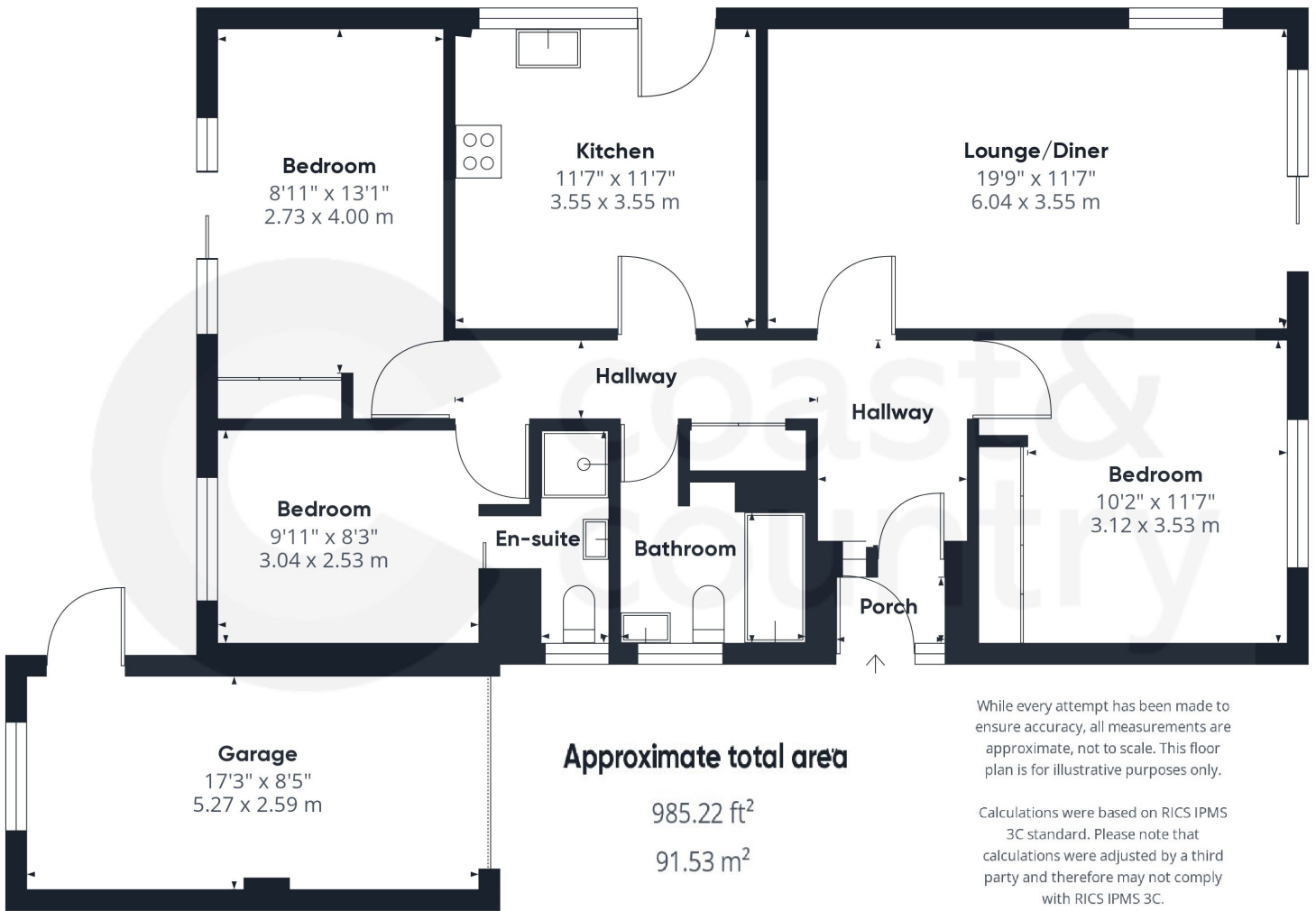
Attached garage and side driveway with space for several vehicles.

Directions:

From the Penn Inn roundabout take the A380 towards Torquay and leave the road at the first exit. At the roundabout take the first exit and then take the first again. Follow the road for some way round the sharp right hand bend into Aller Brake Road. Travel up the hill and take the second right into Oak Tree Drive then first left into Fern Road then first right into Park View and Bracken Close is the first turning on the left.



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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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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		82 B
69-80	C		
55-68	D	67 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.