



Aller Park, Newton Abbot

5x  3x 

ENERGY RATING
C72

- Video Walk-through Available
- Executive-Style Detached House
- 4/5 Bedrooms (Principal En-Suite)
- 2 Reception Rooms
- Kitchen/Diner
- Exclusive Cul-de-sac Location
- Private Driveway & Double Garage
- Gas Central Heating & Double Glazing
- Secluded Corner Plot
- Sought-After Location

Guide Price:
£575,000
FREEHOLD

5 Aspen Drive, Newton Abbot, TQ12 4TN



1000s of homes sold in Teignbridge

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

5 Aspen Drive, Newton Abbot, TQ12 4TN

An executive-style four bedroom detached house situated in a tucked-away corner of highly-regarded Aspen Drive in Aller Park. With its own driveway and detached double garage providing extensive parking, the property occupies a larger than average plot with enclosed gardens at both the front and rear; the latter stylishly presented on two levels and featuring a substantial timber chalet.

Aller Park is one of Newton Abbot's most desirable location with Aspen Drive being a particularly exclusive cul-de-sac. Approximately 1.5 miles away is the well-served town centre with its excellent range of shops, businesses, restaurants and railway. For the commuter, access to the A380 link road is within easy reach.

The Accommodation:

Stepping inside, the property offers extended accommodation and potential for a self-contained ground floor annexe if required, subject to all necessary consents being obtained. The entrance hallway has a 180° turning staircase to the first floor with storage under, and a guest cloakroom/WC with recessed double storage cupboard. From the hall is access to a rear lobby with plumbed laundry room off and door to the rear garden. The living space includes an open plan dining/kitchen with two windows overlooking the front. A sitting room has plenty of light through a window and sliding patio door to the rear garden. Finally, the ground floor has a further large reception room which is double-aspect with patio doors to the rear garden and a modern wood burning stove which currently provides a bedroom/sitting room suite and has a modern en-suite shower room with WC and basin off. This could, subject to all necessary approvals, provide a self-contained annexe.

On the first floor are four bedrooms, the master with a fabulous modern en-suite including a spa bath and a shower/WC serving the other three bedrooms. The property benefits from gas central heating, double glazing and solar panels which are owned outright.

Outside:

Substantial corner plot with secluded and enclosed gardens to both the front and rear. The rear garden is a particular feature, presented on two levels with a substantial timber chalet.

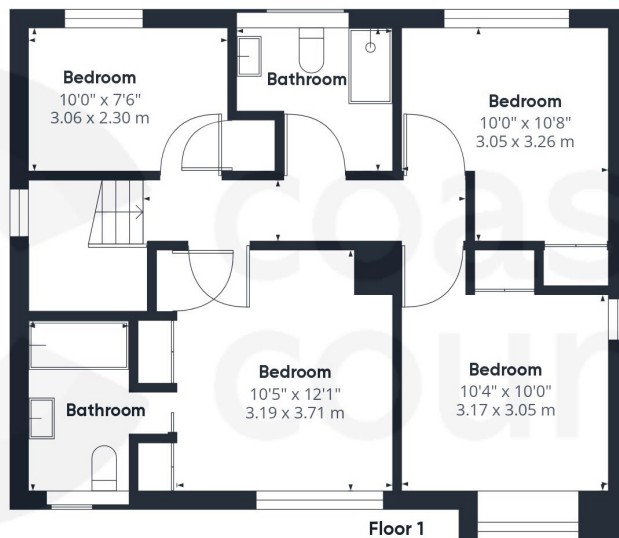
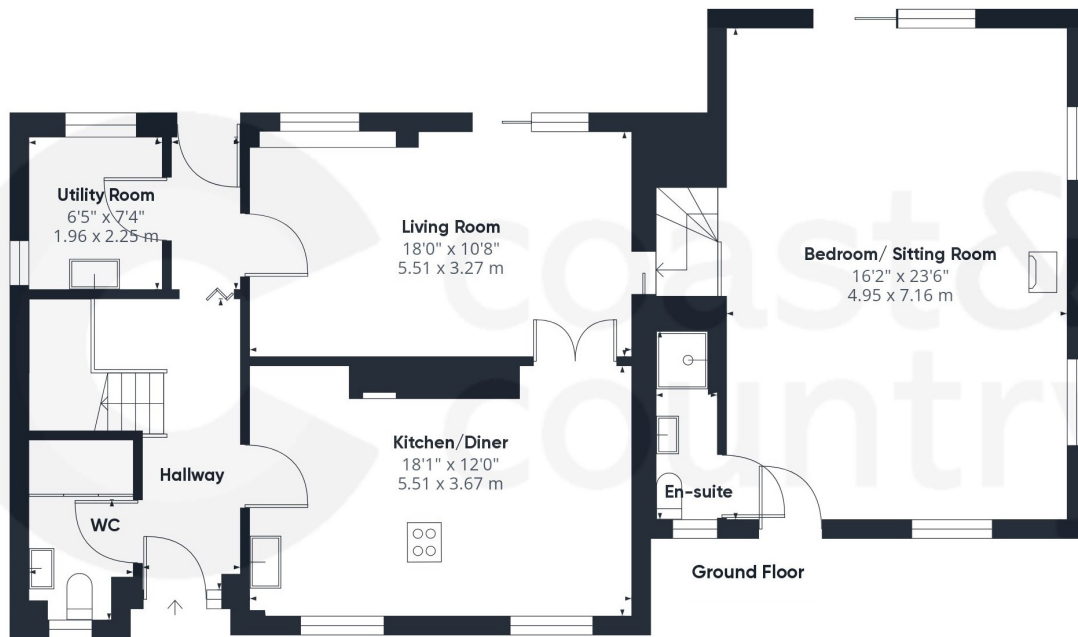
Parking:

Detached double garage with twin doors and extensive driveway parking.

Directions:

From the Penn Inn roundabout at Newton Abbot take the Milber exit (Shaldon Road) at the traffic lights turn right into St Marychurch Road. Take the second right into Aller Brake Road. Turn left into Birch Road and then take the second left into Fern Road. Follow the road around taking the fourth left into Aspen Drive.





Approximate total area

1632.56 ft²
151.67 m²

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:

Tenure: Freehold

Council Tax: Currently Band E

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

Owned solar panels.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	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.