



Newton Abbot

3x  1x 

ENERGY
RATING
D64

- Video Walk-through Available
- Mature Detached Bungalow
- 3 Double Bedrooms
- Lounge & Separate Dining Room
- Superb Enclosed Plot
- Highly-Regarded Position
- Private Cul-de-sac Location
- Well-Presented Throughout
- Early Viewings Advised

Guide Price:
OIEO £400,000
FREEHOLD

8 Oak Park Road, Newton Abbot, TQ12 1RQ



1000s of homes sold in Teignbridge

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

8 Oak Park Road, Newton Abbot, TQ12 1RQ

A mature detached bungalow of individual design situated in a highly favoured cul-de-sac around 1400m or 0.87 miles from Newton Abbot's vibrant and well-served town centre.

The superb property, which has had the benefit of a new main roof covering over recent years, stands on a surprisingly large plot with a garage and paved driveway providing parking. At the rear, the garden is a real feature of the home being privately enclosed and having a decked terrace running the full width of the bungalow, ideal for outdoor entertaining with a few steps leading down to a long and wide expanse of neatly tended lawn.

Oak Park Road is private road with a handful of detached homes just off a bus route and not far from a local shop. The town centre offers a wide selection of shops, coffee shops, bars and restaurants as well as a main line railway station.

The Accommodation:

Stepping inside, the well-presented accommodation flows well is particularly light and airy. The front door opens into an internal porch with glazed inner door to the main hallway. A good-sized double-aspect lounge overlooks the front and side, whilst a separate dining room has a walk-in bay window. The functional kitchen is again double-aspect and has a back door and selection of modern cabinets and an integrated oven, hob and canopy. Overlooking the rear are 3 double bedrooms, one of which has been used as second lounge over recent years, with French doors to the adjoining terrace. There is also a useful loft room with Velux window accessed via a spiral staircase in the dining room. Completing the picture is a smart, modern wet room-style shower room with WC and basin featuring an arched window.

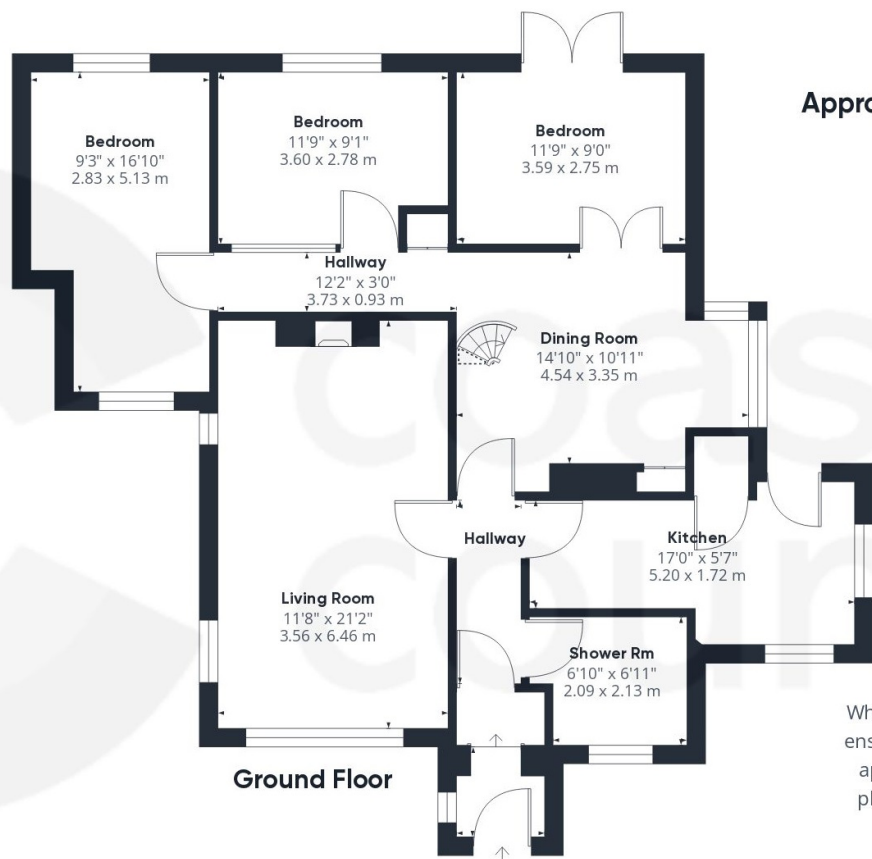
Outside:

Lovely plot with surprisingly large and privately enclosed rear garden featuring a wide decked terrace and long wide lawn.

Parking:

Paved drive and detached single garage with French doors into the rear garden.





Approximate total area

1226.16 ft²
113.91 m²



Floor 1

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

GIRAFFE360

Agents Notes:

Council Tax: Currently Band D
Tenure: Freehold
Mains water. Mains drainage. Mains gas. Mains electricity.
This property is situated on a private road and there may be a liability for contributions towards maintenance.

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	64 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.