



## Newton Abbot

3x  1x 

ENERGY RATING D61

- Video Walk-through Available
- Spacious Detached Bungalow
- 3 Bedrooms
- 2 Reception Rooms
- Generous Bathroom and Additional WC
- Conservatory
- Front and Rear Gardens
- Ample Parking and Single Garage
- Tucked Away Location
- Close to Town and Amenities

**Guide Price:**  
**£385,000**  
FREEHOLD

# 19 Totnes Road, Newton Abbot, TQ12 1LY



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A mature individual detached bungalow situated in a lovely tucked away location just a stone's throw from Bakers Park and the grounds and riverside walks of the National Trust's Bradley Manor.

Approached from the Totnes Road up a private driveway serving just two homes, the bungalow occupies a plot which is triangular in shape with the widest boundary at the rear, with secluded gardens mainly laid to lawn at one side and the rear. A single detached garage and gravel drive way for four or five vehicles provide plenty of parking. Around a half a mile's walk from the clock tower in Newton Abbot's vibrant and well-served town centre which offers an excellent range of shops, businesses, restaurants, and a mainline railway station.

## The Accommodation:

Stepping inside the accommodation is roomy, light and airy and benefits from a gas central heating system and PVC frame double glazed windows. The front door opens into a spacious hallway with recessed fitted cupboards, off which is a useful guest cloakroom with WC and basin. Overlooking the front garden and beyond through a picture window is the lounge. A separate dining room provides access to a double-glazed conservatory at the side of the property which provides a lovely sitting area with a door to the rear garden. Also adjacent to the dining room is the kitchen with a selection of fitted units which overlooks the rear garden and has a small plumbed utility room off. There are three bedrooms, two of which are particularly spacious doubles with the third currently used as an office. Completing the picture is the large family bathroom with five-piece white suite including a bath, separate shower, coordinating wall tiling and fitted linen cupboard.

## Parking:

Single detached garage and gravel driveway for four or five vehicles.

## Gardens:

Front side and rear gardens mainly laid to lawn and offering an excellent level of privacy.

## Directions:

From the town centre take the A381 Totnes Road out of Newton Abbot. Just after Bakers Park and Bradley Manor the property is off to the left up a private driveway on the junction with Old Totnes Road.



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## Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

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

The property is accessed over a private driveway to just one other property and there may be a liability for maintenance.

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 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.