



Aller Park, Newton Abbot

2x  1x 

ENERGY
RATING
D66

- Video Walk-through Available
- Spacious Semi-Detached House
- 2 Bedrooms
- Lounge with Feature Fireplace
- Modern Kitchen/Diner and Bathroom
- Integral Garage and Driveway
- Under House Store and Utility Room
- Front and Rear Gardens
- Far-Reaching Views
- Early Viewings Advised

Guide Price:
£280-290,000
FREEHOLD

2 Hawthorn Close, Newton Abbot, TQ12 4TG



1000s of homes sold in Teignbridge

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

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The superbly presented two-bedroom semi-detached property in Hawthorn Close in the sought-after Aller Park area of Newton Abbot. The property is far larger than average for a two bedroom, and needs to be viewed in order to appreciate the size, condition and location of the property.

The Accommodation:

Entering the property from the outside stairs you are greeted with an entrance hallway which is wide and provides access to all the principal rooms of the property. To the front of the property are the two bedrooms, the main bedroom is an excellent size and enjoys far-reaching views across the estate and the fields beyond. The second bedroom is used as a guest bedroom or office currently but would still be a nice sized double which enjoys the same views as the master. The current owners have recently replaced the family bathroom which has shower above the bath, WC, basin with vanity unit underneath, heated towel rail with further storage cupboard behind the door. There is a lounge in the centre of the property with a feature electric fireplace as a focal point and internal double doors leading into the dining area of the kitchen/diner. The kitchen/diner has recently been installed and is a dark blue Wrens kitchen with ample worktop space and storage. There is a slimline built-in dishwasher and space for a large range oven. Off this space is a wide room with skylight providing ample room for a large table and a separate sofa if a buyer so wished. The room also has access to the rear garden.

Underneath the property there is a large single garage. Off the garage is a utility where the boiler is located along with space and plumbing for a washing machine and tumble dryer. From the utility room, there is a store room which provides a really good amount of storage for items like canoes, bikes, Christmas decorations etc.

Gardens & Parking:

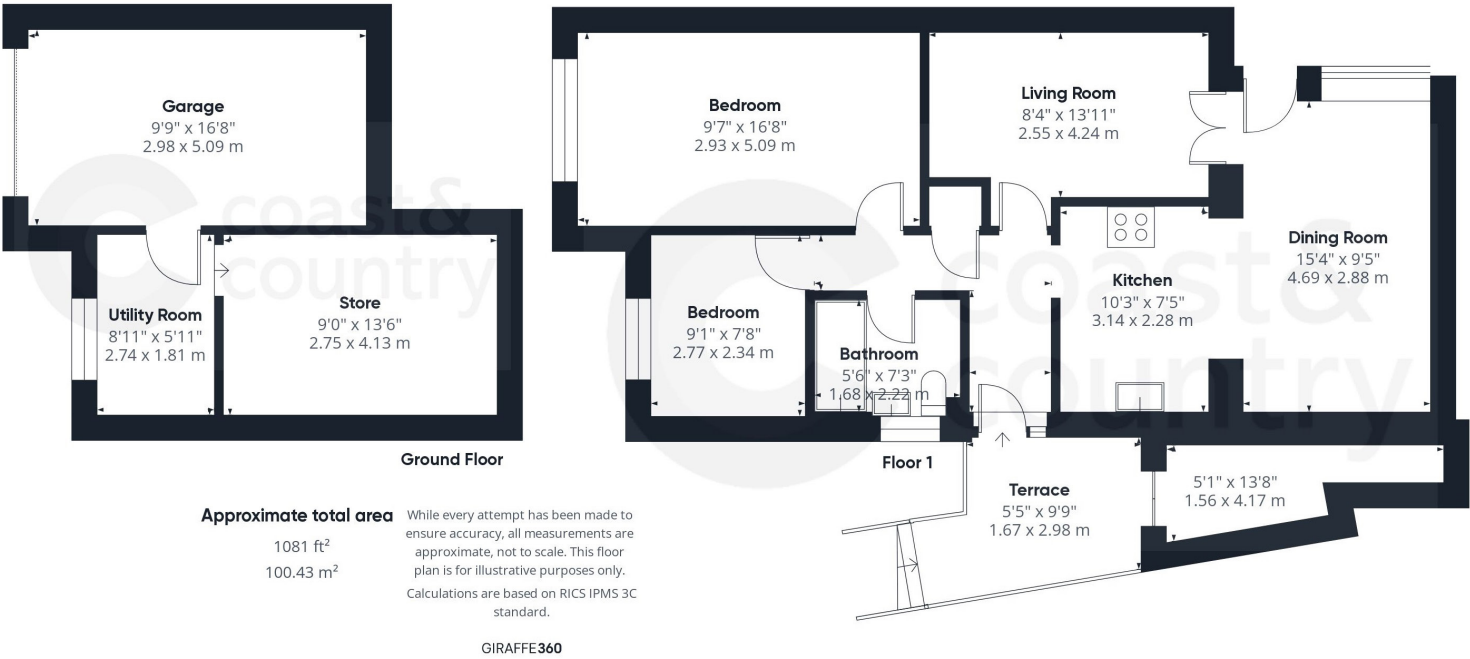
To the front the property has a driveway in front of the garage parking for one then to the side is a lawned area, at the top of the steps leading to the front door there is a lean-to shed providing further storage. The rear garden is south east facing and is accessed via steps from the dining room and offers a large patio with two tiered areas, the first laid to lawn and the other is a barked area which has been done to keep maintenance easy. The trees in the back garden do have a TPO.

Directions:

From the Newton Abbot Penn Inn Roundabout, take the Milber exit and take the first right into St Marychurch Road. Take the first right into Pinewood Road and then the first left into Silverwood Avenue. Follow this road all the way along and then across into Church Way. At the end of Church Way turn right into St Luke's Road. Follow St Luke's Road round to the left and at the end turn left onto Aller Brake Road. Take the first right into Oak Tree Drive and then right again into Hawthorn Close.



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Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 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.