



## Aller Park, Newton Abbot

3x  2x 

ENERGY  
RATING  
D63

- Video Walk-through Available
- Spacious Detached Bungalow
- In Need of Modernisation
- 3 Bedrooms (1 en-suite)
- Lounge and Kitchen/Diner

- Family Bathroom and Separate WC
- Double Garage and Driveway
- Corner Plot Gardens
- Sought-After Aller Park Address
- Early Viewings Advised

**Guide Price:**  
**£375,000**  
FREEHOLD



# 14 Cedar Road, Newton Abbot, TQ12 4NY



1000s of homes sold in Teignbridge

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# 14 Cedar Road, Newton Abbot, TQ12 4NY

A spacious detached bungalow with double garage, located in the highly regarded Aller Park area of Newton Abbot.

## Location:

Cedar Road is a sought-after address in Aller Park, just under a mile from a Sainsbury's supermarket and approximately two miles from Newton Abbot's town centre, which offers a wide range of shopping, business, and leisure amenities. For commuters, the A380 provides excellent road links to Torbay, Exeter, and the M5. Newton Abbot's mainline railway station is just over a mile away, and regular bus services to the town centre operate from nearby Fern Road and Aller Brake Road.

## Directions:

From Penn Inn roundabout, take the exit for Milber. Turn right onto St Marychurch Road then take the second right into Aller Brake Road. Take the first left into Birch Road and then turn left into Fern Road. Cedar Road is the next turning on your right and the bungalow can be found on the right.

## The Accommodation:

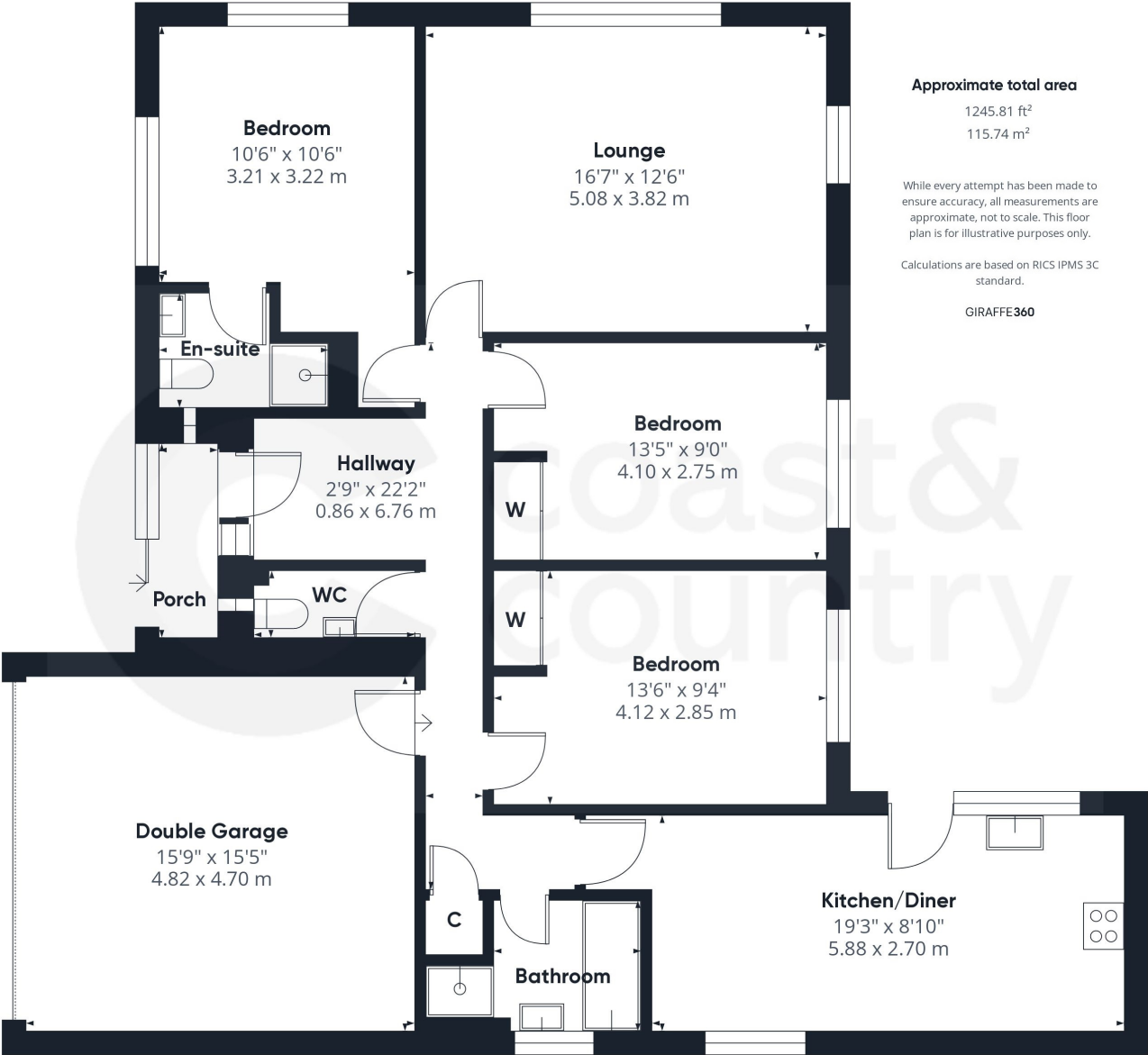
Positioned on a generous corner plot, this property offers well-proportioned accommodation and is in need of modernisation—an ideal opportunity to create a home tailored to your taste. The layout includes an entrance porch, hallway with storage, three bedrooms (including a dual-aspect master with en-suite), a bright dual-aspect lounge, kitchen/dining room, cloakroom/WC, and a family bathroom with both bath and separate shower. The home benefits from gas central heating and uPVC double glazing throughout.

## Gardens & Parking:

The gardens are designed for low maintenance, with gravelled areas and mature shrub borders at the front and side. A gated, landscaped rear garden includes paved patios, a magnolia tree, and a timber shed. Driveway parking leads to the double garage, which has a metal up-and-over door, wall-mounted gas boiler, and internal access to the hallway.



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## Agents Notes:

Council Tax: Currently Band

Tenure:

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

## Energy Performance Certificate:

Floor Plans - For Illustrative Purposes Only

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  $\pm 0.1$ m. 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.