



Aller Park, Newton Abbot

4x  2x 

ENERGY
RATING
C71

- Video Walk-through Available
- Detached Dormer Bungalow
- Immaculate Throughout
- 4 Bedrooms
- 2 Shower Rooms & WC

- Spacious Lounge & Kitchen/Diner
- Generous Rear Garden
- Driveway and Single Garage
- Internal Viewings a Must
- Far-Reaching Views

Guide Price:
£495,000
FREEHOLD

3 Ridgeway Road, Newton Abbot, TQ12 4LS



1000s of homes sold in Teignbridge

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

3 Ridgeway Road, Newton Abbot, TQ12 4LS

A stunning four-bedroom detached Dormer bungalow situated in a favoured residential road within the sought after Aller area of Newton Abbot. This superbly presented and tastefully modernised home offers spacious accommodation comprising four bedrooms – two of which have en-suites, a lovely lounge with ornamental wood burner, a modernised and extensively fitted kitchen, dining room and family shower room. Gas central heating and uPVC double glazing are installed and outside the property boasts beautifully landscaped gardens, the rear being of a generous size, driveway and integral garage. Viewings come highly recommended to appreciate the location, presentation, accommodation and gardens this lovely home offers.

Ridgeway Road is a highly sought-after location within the Aller area and approximately 2 miles from the market town centre. There is a bus route and supermarket close by and the bungalow also benefits from easy access onto the A380 linking Torbay with Exeter (M5 beyond). Newton Abbot has a wide range of shopping, business and leisure facilities, primary and secondary schools and a hospital. For the commuter, there is a mainline railway with direct links to London Paddington. Aller Park is also convenient for the coastal resorts of Torbay, Teignmouth and Dawlish and also the Dartmoor National Park.

The Accommodation:

Double doors open to the entrance porch with tiled flooring. Further double doors lead into the entrance hallway with airing cupboard and cupboard housing wall mounted gas boiler. The lounge is a light and airy dual-aspect room with two large windows enjoying views over Newton Abbot towards Dartmoor in the distance. There is also an ornamental wood-burning stove with oak mantle and slate hearth. The kitchen is extensively fitted with a modern range of wall and base units with work surfaces, full height pull-out larder unit and corner carousel. Integrated appliances include: a Neff double oven and grill, induction hob with extractor hood over, Samsung fridge/freezer and Bosch dishwasher. There is LED worktop lighting, ceiling spotlights and a window to the side. The kitchen opens up to a light and airy dining room which overlooks the garden with windows and double doors opening to the patio area. The master bedroom has a window to rear and an en-suite shower room with walk-in shower cubicle, low-level WC, vanity wash basin and also has a utility cupboard with plumbing for washing machine and space for tumble dryer over. Bedroom two has a window to the side and bedroom three has a window to the front. Also on this floor there is a large modern shower room with walk-in shower cubicle, low-level WC and vanity wash basin. From the entrance hallway, a few stairs lead to a further bedroom which has a window to the side enjoying far-reaching views and an en-suite with low-level WC and vanity wash basin.

Parking:

Outside to the front, there is a brick paved driveway providing ample off-road parking leading to an integral garage with electric roller door.

Gardens:

A path and steps lead to the front door and the front garden has been landscaped for ease of maintenance with stone chippings and flower borders.

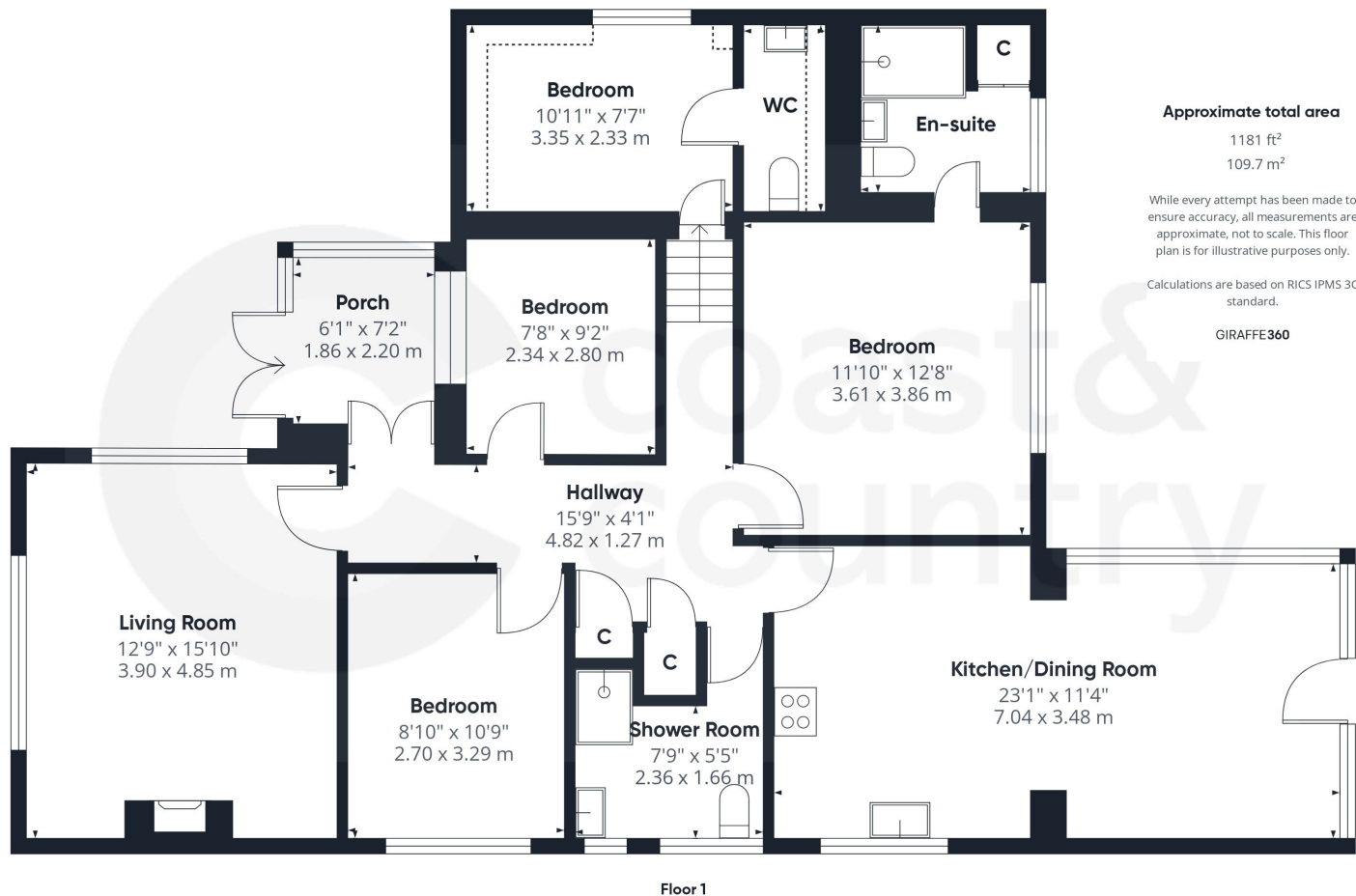
The rear garden is a particular feature, being of a generous size, and has been landscaped with a large paved patio making a perfect area for alfresco dining with feature pond and rockery. A retaining wall and steps lead to a lawned garden with wooden shed and path with stone retaining wall and attractive flowerbeds leading into a further lawned area which enjoys views over Newton Abbot. To the end of the garden is a raised decked terrace with summerhouse, making an ideal area for outside dining and relaxing in the sun, vegetable patch and further shed.

Directions:

From the Penn Inn roundabout at Newton Abbot take the A380 Torquay Road. Take the first turning left into Aller Brake Road. At the top of the road turn left into Ash Way and left again into Ridgeway Road.



3 Ridgeway Road, Newton Abbot, TQ12 4LS



Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

There is no record of a HETAS certificate for the wood burning stove.

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 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 ± 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.