



## Aller Park, Newton Abbot

4x  1x 

ENERGY  
RATING  
D65

- Video Walk-through Available
- No Upward Chain
- Spacious Detached House
- 4 Bedrooms
- Generous Landscaped Rear Garden

- Driveway Parking and Garage
- Sought-After Aller Park Address
- Cul-de-sac Position
- Open Views from the Front
- Must Be Viewed!

**Guide Price:**  
**£485,000**  
FREEHOLD



# 98 Aller Park Road, Newton Abbot, TQ12 4NH



1000s of homes sold in Teignbridge

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



## 98 Aller Park Road, Newton Abbot, TQ12 4NH

An attractive 1950s detached family home situated within a favoured cul-de-sac in the highly desirable Aller area of Newton Abbot, and boasting lovely countryside views. Gas central heating and double glazing are installed and outside there is ample driveway parking, a single garage and a beautiful, generous sized landscaped rear garden. Internal viewings come highly recommended to appreciate the location and accommodation on offer.

Located in a sought-after tree-lined cul-de-sac within the highly regarded Aller Park area of Newton Abbot, the property offers easy access to the new A380 link road. Approximately two miles away is Newton Abbot's vibrant town centre with a mix of independent traders, national retailers, restaurants, coffee shops and bars. Other amenities include a hospital, leisure centre, parks, various primary and secondary schools, further education centres and mainline railway station with direct links to London Paddington.

### The Accommodation:

A composite part double glazed entrance door with side panels leads to the entrance hallway with stairs to first floor and cupboard under, engineered oak flooring and door to the lounge which has a bay window with outlook to front enjoying pleasant views, engineered oak flooring and inset log burner. An archway opens to the dining room which has a range of wooden base units with integrated fridge and sink unit, engineered oak flooring and glazed double doors and side panels leading to a conservatory with windows and French doors leading onto the garden. The kitchen is fitted with a modern range of grey shaker-style wall and base units with granite worktops and inset sink unit, built-in oven, hob and dishwasher, tiled flooring, spotlights, window to rear and opening to the utility room which has a range of wall and base units with rolled edge worksurfaces, inset circular sink unit, plumbing for washing machine, spaces for tumble dryer and fridge/freezer, Velux window, tiled flooring and door to outside. There is also a cloakroom/WC which has a white suite comprising low-level WC, wash basin, tiled flooring and window.

Upstairs on the first-floor landing there is a cupboard housing hot water cylinder, window to side and access to loft. Bedroom one enjoys superb countryside views and has a range of fitted wardrobes. Bedroom two has a pleasant outlook over the rear garden. Bedroom three also enjoys the countryside views, and bedroom four has a sloping ceiling with Velux window and eaves storage. The bath/shower room has a suite comprising panelled

bath with mixer tap, low-level WC, pedestal wash basin, separate shower cubicle, heated towel rails and window.

### Parking:

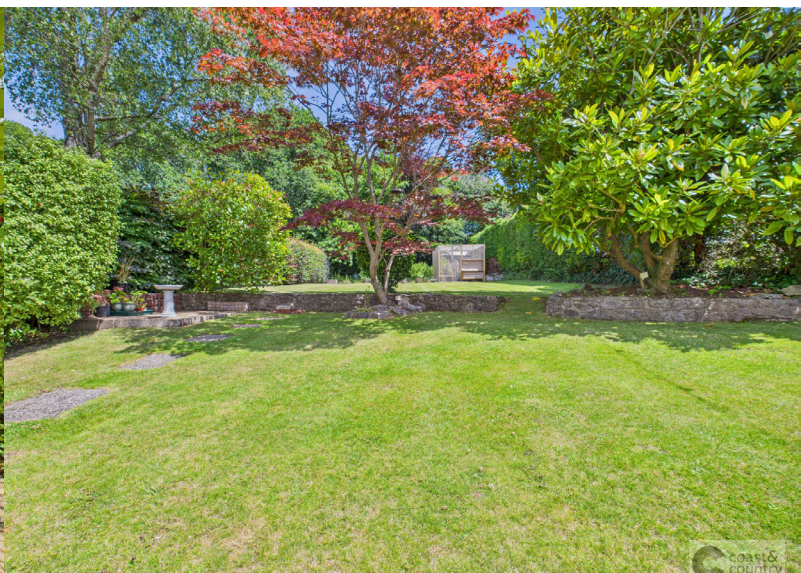
Outside to the front there is a brick paved driveway providing ample off-road parking leading to a single garage with metal up and over door.

### Gardens:

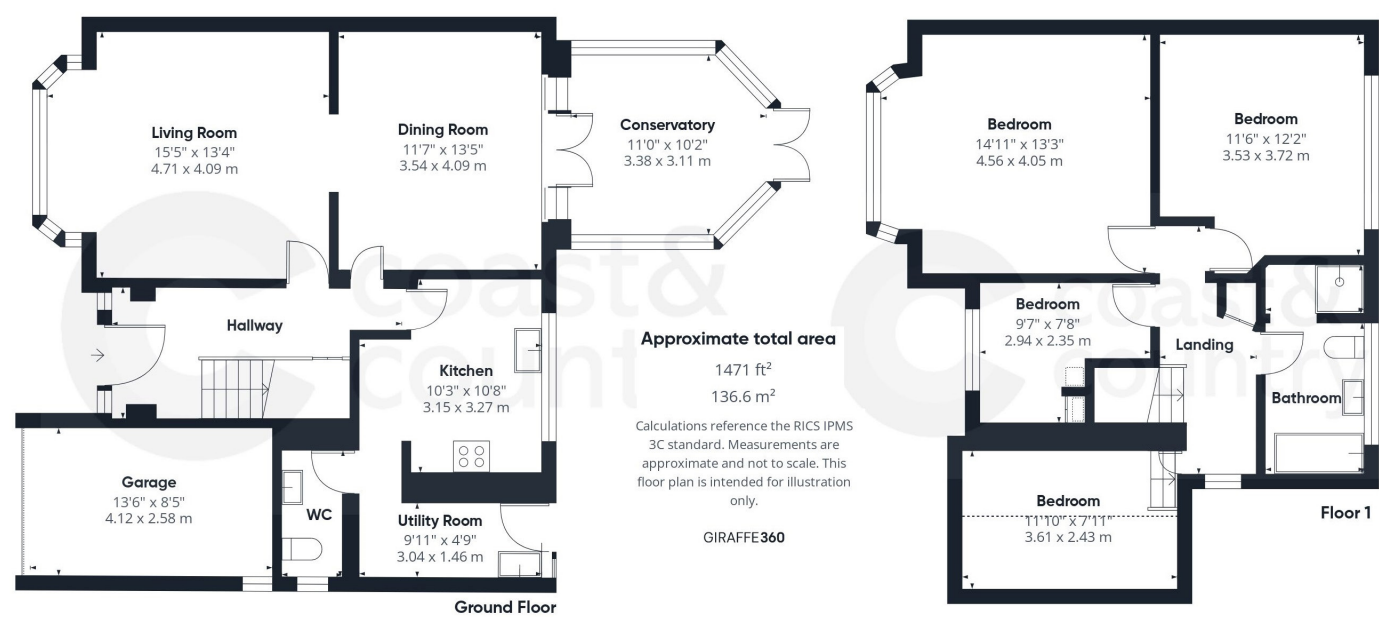
The front garden is predominantly laid to lawn with shrubs and path to front door. A further path to either side leads to the rear garden which is of a generous size and has been attractively landscaped offering a degree of privacy, with a large paved patio making an ideal area for relaxing enjoying the sun or alfresco dining, retaining wall and steps leading to a lawned area with established shrubs and trees, stone retaining wall and another large lawned area with timber shed and hedging to boundaries.

### Directions:

From the Penn Inn roundabout at Newton Abbot take the Milber exit (Shaldon Road) at the traffic lights turn right into St Marychurch Road. Take the second right into Aller Brake Road. Follow the road to the bottom of the hill and take a left into Aller Park Road.



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**Agents Notes:**

Council Tax: Currently Band E

Tenure: Freehold

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

We have not been able to find building control paperwork for the bedroom above the garage but it appears to be historic.

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 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.