



Aller Park, Newton Abbot

2x  1x 

ENERGY
RATING
D63

- Video Walk-through Available
- No Upward Chain
- Mature Detached Bungalow
- 2 Double Bedrooms
- L-Shaped Lounge/Diner

- Kitchen/Breakfast Room
- Front and Rear Gardens
- Integral Garage and Driveway
- Sought-After Aller Park Location
- Much Potential

Guide Price:
£325,000
FREEHOLD

3 Park View, Newton Abbot, TQ12 4NX



1000s of homes sold in Teignbridge

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

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Situated in a highly desirable residential location, this mature detached bungalow enjoys a lovely open aspect from the front, with views towards Newton Abbot and beyond. Occupying a plot with privately enclosed front and rear gardens which are mainly laid to lawn, the bungalow has a gated driveway and integral garage providing the parking. Subject to obtaining all required consents and approvals, the garage also offers potential for conversion to further accommodation if required. In the same ownership for some years and clearly loved and cherished during that time, the property does now offer potential for a degree of modernisation, allowing a new owner to finish to their own tastes and styles.

Park View is situated within the established Aller Park area of Newton Abbot. The well-served and attractive town centre with its lovely blend of high street stores and long-established independent traders is around two miles' drive. The town also offers some excellent restaurants, pubs, coffee shops, businesses and a mainline railway station. Also within easy reach is the South Devon link road south to Torbay and north to Exeter and the M5 beyond.

The Accommodation:

The accommodation enjoys plenty of light and flows well. The front door leads into the hallway with inner door to the spacious living room. This is an L-shaped room with picture window to the front and plenty of space for sitting and dining furniture. A long kitchen has a U shape of fitted base and wall cabinets and plenty of work surfaces. There is an integrated oven and hob and also at one end an airing cupboard. A glazed door to outside and double-aspect windows provide lots of natural light. There are two double bedrooms, the principal with fitted wardrobes, a bathroom and separate WC with coloured suite, all accessed from an inner lobby with deep recessed fitted storage cupboard off.

Parking:

Gated driveway and integral garage.

Gardens:

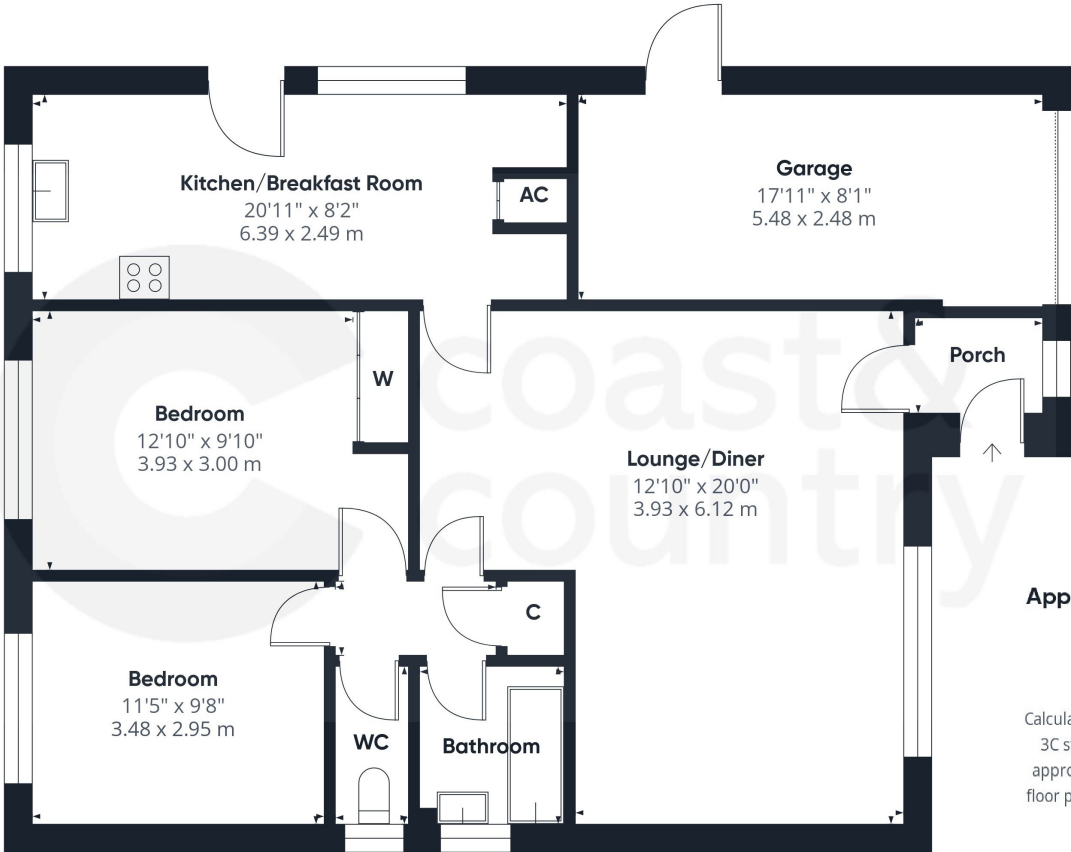
Enclosed plot with mainly lawned front and rear gardens the latter with a green house.

Directions:

From the Penn Inn roundabout take the Milber exit. At the traffic lights turn right into St Marychurch Road. Take the second right into Aller Brake Road. Turn left into Birch Road and then right into Fern Road. Turn left into Park View.



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Approximate total area
1007 ft²
93.4 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band D
Tenure: Freehold
Mains water. Mains gas. Mains drainage. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 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.