



Milber, Newton Abbot

3x  1x 

ENERGY
RATING
D65

- Video Walk-through Available
- No Upward Chain
- Detached Extended Bungalow
- 3 Bedrooms
- Lounge & Conservatory

- Kitchen and Dining Room
- Modern Shower Room
- Ample Off Road Parking
- Good-Sized Garden
- Sought-After Location

Guide Price:
£335,000
FREEHOLD

14 Swanborough Road, Newton Abbot, TQ12 4JN



1000s of homes sold in Teignbridge

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

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A smartly presented detached bungalow offering extended accommodation situated in a well-established and highly sought-after residential location.

Well sat back from the adjacent roadway, the property has a driveway at the front and side providing plenty of parking. At the rear the garden is surprisingly large, level and privately enclosed with mature planting, paved terraces, greenhouse and summerhouse.

Located in the desirable Milber area of Newton Abbot, the property is around 1.5 miles from the vibrant and well-served town centre with its excellent selection of shops, businesses, restaurants, bars, coffee shops and mainline railway station.

The Accommodation:

Stepping inside the light filled interior is freshly decorated with neutral tones and up to the minute floor coverings. The front door leads through an enclosed porch into the main hallway. Overlooking the front through a huge picture window and with a second aspect window to the side is the well-proportioned lounge with decorative fireplace. A well-appointed kitchen features an integrated oven and hob and also fitted linen cupboard. Off the kitchen is a separate dining room which is a later addition to the property with doors to the garden and also to a lovely double-glazed conservatory. There are 3 bedrooms the principal with fitted wardrobes and completing the picture is a shower room/WC with modern white suite.

Parking:

Driveway to the front and side for multiple vehicles.

Gardens:

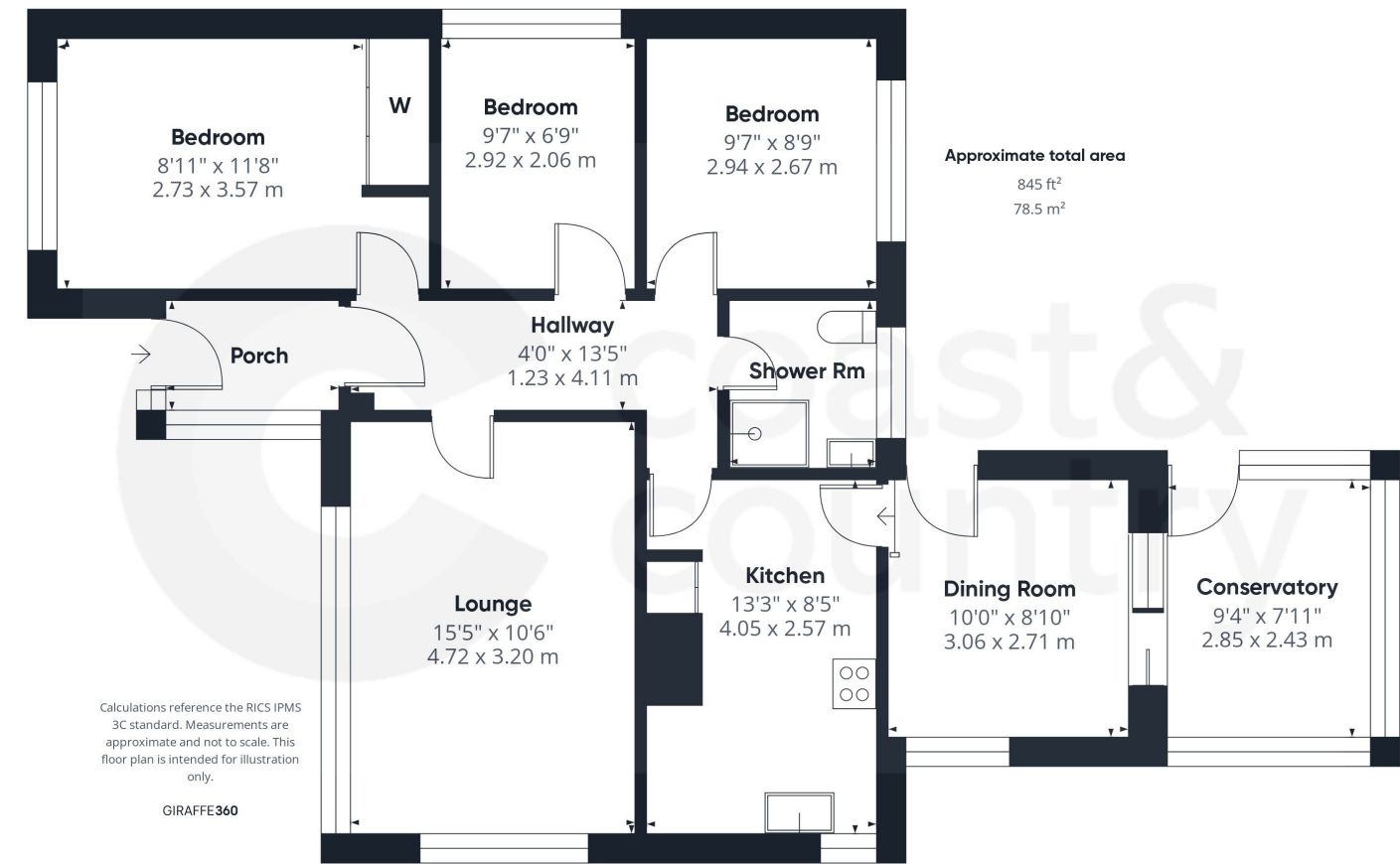
Lovely established and surprisingly large plot with secluded and fully enclosed rear garden.

Directions:

From Newton Abbot town centre head out of town towards the Penn Inn roundabout. Take the second exit and in the right hand lane and turn right at the traffic lights just after the roundabout in to St Marychurch Road. follow the road and take the second left into Newtake Rise, then immediate right into Belgrave Road. Swanborough Road is the first turning on the left and number 14 can be found on the right hand side.



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Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

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

We cannot find reference to the dining room extension on Devon Building Control but it is believed 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		75 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.