



## Newton Abbot

4x  1x 

ENERGY  
RATING  
D63

- Video Walk-through Available
- Detached Dorna Bungalow
- 3/4 Bedrooms
- Lounge with Feature Fireplace
- Practical Kitchen & Dining Room
- Family Bathroom & Additional WC
- UPVC Double-Glazing
- Driveway & Garage
- Generous Rear Garden
- Sought-After Cul-De-Sac Location

**Guide Price:**  
**£340,000**  
FREEHOLD



# 62 Aller Park Road, Newton Abbot, TQ12 4NQ



1000s of homes sold in Teignbridge

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



## 62 Aller Park Road, Newton Abbot, TQ12 4NQ

This spacious detached, dormer bungalow includes three/four bedrooms, lounge, dining room/bedroom, bath/showerroom and a cloakroom/WC. Gas central heating and double glazing are installed and outside there is a generous sized rear garden, garage and driveway. The bungalow would benefit from some updating and there is no onward chain.

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 uPVC part obscure double-glazed entrance door with obscure double-glazed windows leads to the entrance hallway with airing cupboard and stairs to first floor. The lounge has a feature tiled and brick fireplace, large uPVC double-glazed window to front and further double-glazed window to side enjoying a pleasant outlook. The kitchen has a range of wall and base units with rolled edge work surfaces and matching splashback, inset single drainer sink unit, space for appliances, larger cupboard housing a wall mounted gas boiler, uPVC double-glazed window and uPVC part double-glazed door to the rear porch with uPVC double-glazed windows and door leading to the rear garden. Bedroom one has a uPVC double-glazed window to front and a range of built-in cupboards. Bedroom two has a uPVC double-glazed window overlooking the rear garden and the bath/shower room has a suite comprising panelled bath, separate shower cubicle, low-level WC, pedestal wash basin, heated towel rail, tiled walls and two uPVC obscure double-glazed windows. Upstairs on the half landing there is a cloakroom/WC with low-level WC, corner wash basin and uPVC obscure double-glazed window. Off the first-floor landing there is a third bedroom with uPVC double-glazed window to rear and built-in cupboards. Bedroom four/study with uPVC double-glazed window to front enjoying a pleasant outlook and has storage cupboards.

### 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:

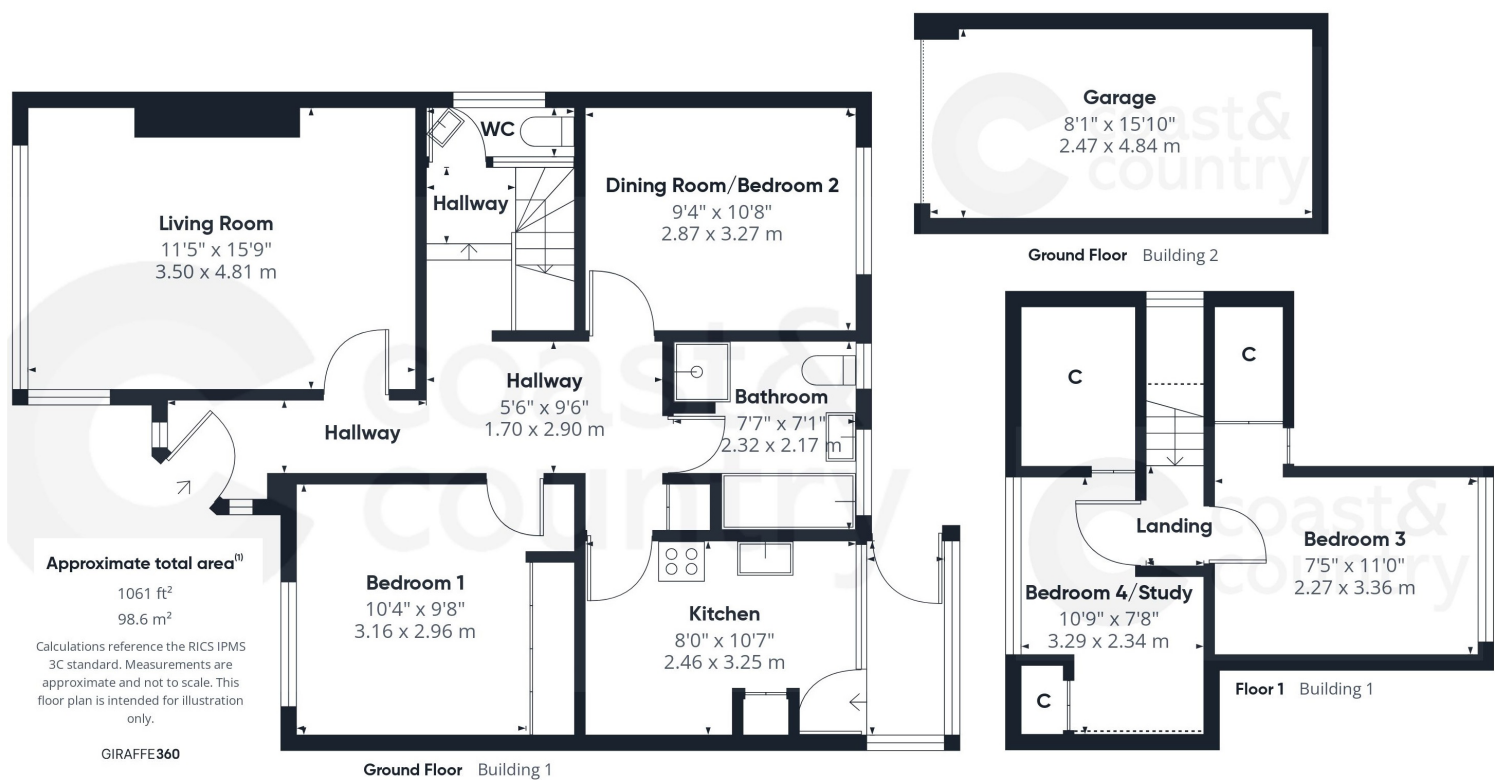
The front garden is gravelled for ease of maintenance. The rear garden is of a generous size predominantly laid to lawn with stone wall with flower and shrub border, apple tree, paved area with greenhouse and timber shed and further area of garden suitable for a vegetable plot.

### 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.



# 62 Aller Park Road, Newton Abbot, TQ12 4NQ



## Agents Notes:

Council Tax: Currently Band E  
Tenure: Freehold  
Mains water. Mains drainage. Mains gas. Mains electricity.  
EPC: TBC  
Probate has been granted. The property awaits first registration.  
We are advised first floor rooms were created prior to the current owners acquiring the property in 1975.  
We have not been able to locate original building regulations documentation, nor can we find records on the local authority website. As regulations have changed with time, the conversion is likely to comply with regulation at the time of conversion rather than current regulations.

## 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  $\pm$  0.1m. 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.

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		