



SIMPLY GREEN

Ridgeway Road,  
Aller Park,  
Newton Abbot

Offered to the market with no onward chain is this lovely presented detached bungalow situated in a sought-after location of Newton Abbot on a generous-sized plot.

The property has a good-sized lounge, a large dining room, a modern kitchen/breakfast room, three bedrooms, and a family bathroom.

Outside is a detached garage with a separate utility room, a driveway offering ample parking, a front garden, and a large private rear garden.

The property is situated on the outskirts of Newton Abbot and is located near a well-regarded primary school and two secondary schools, a church, countryside walks, Sainsbury's, and a bus stop. The market town of Newton Abbot is less than 2 miles away and offers a wide range of amenities including shops, supermarkets, further education facilities, a leisure centre with a swimming pool, various sports clubs, parks, a mainline railway station to London Paddington, a bus station and A380 dual carriageway to Exeter and Torbay.

### **Accommodation**

The property is accessed via a set of brick pillars leading to a large expanse of driveway providing parking for multiple vehicles and a set of wrought iron gates leading to a further driveway and the attached single garage. The front garden is boarded by an attractive lawn garden incorporating attractive flowerbeds, timber fencing, and brick walling. Steps with lighting rise to a UPVC double-glazed door leading through to the entrance hallway with two sets of built-in cupboards with storage above and glazed shelving. There is also access to the insulated loft space and a further built-in cupboard with timber-slatted shelving.

The accommodation continues from the entrance hallway through to a generously sized lounge/diner with two UPVC double-glazed windows to the front and side aspects. A central fitted electric fire with attractive surround and the dining area offers enough space for a table and chairs to entertain family and friends. The kitchen has been recently modernised and upgraded by the current vendor, providing a single trainer 1 & 1/2 bowl sink inset with granite worktops and a range of modern matching shaker style base cupboards, drawers, and fitted matching wall cupboards. Integrated appliances include a four ring electric hob with a stainless steel oven below an extractor hood above and a fitted fridge/freezer. There are also inset spotlights, two UPVC double-glazed windows, tiled flooring, and a set of UPVC double-glazed French patio doors to the rear garden.

The property offers three bedrooms with the master bedroom found to the rear property, providing glorious views across the rear garden via a UPVC double-glazed window. There are two fitted built-in wardrobes with hanging space and a further triple mirror fronted wardrobe. The second bedroom is also double in size with a UPVC double-glazed window to the side aspect and a built-in double wardrobe with hanging space and cupboards above. The third bedroom is a generously sized single room with a UPVC double glazed window and accommodation concludes with a modern shower room providing a UPVC obscure double glazed window, fully tiled walls, a triple width tiled shower cubicle, a vanity unit with a wash hand basin and cupboards below, concealed WC, tiled flooring and inset spotlight.

### **Viewings**

To view this property, please call us on 01626 798440 or email [sales@simply-green.co.uk](mailto:sales@simply-green.co.uk) and we will arrange a time that suits you.

### **Directions**

From Newton Abbot, continue heading towards Penn Inn roundabout. Please take the lane signposted Milber. Continue up Shaldon Hill, turning right at the traffic lights onto St Marychurch Road. Continue along St Marychurch Road for some distance. Turn Right onto Aller Brake road. Continue for a short distance turning right into Ash Way. Proceed for a short distance turning left into Ridgeway Road, where the property will be found a little further on your right-hand side.

### **Services**

Mains Electricity. Mains Water. Mains Drainage. Local Authority: Teignbridge District Council

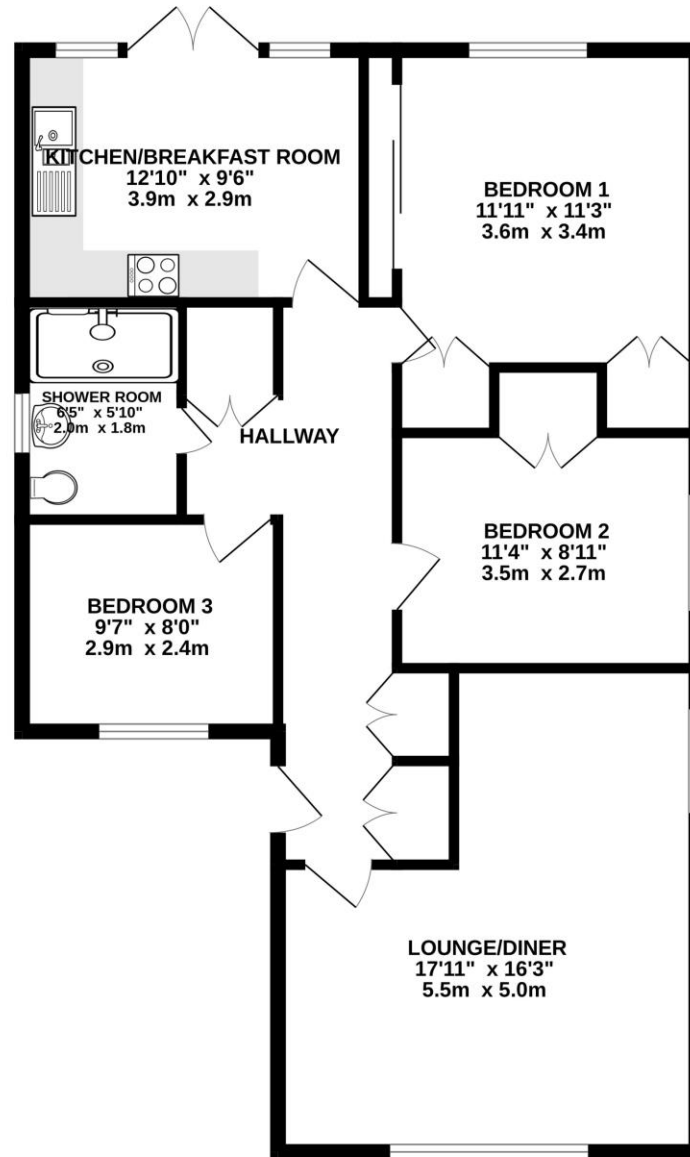






# Floorplan

GROUND FLOOR  
899 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**TENURE: Freehold  
COUNCIL TAX BAND D**

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For more information on this house or to arrange a viewing please call the office on:

**01626 798440**

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Alternatively, you can scan below to view all of the details of this property online.



## **Outside**

From the front garden, a set of wrought iron gates lead to a further expanse of driveway leading to the detached single garage with access via an up-and-over door. It continues around to the rear garden which is larger than average. The first part is laid to a large expanse of paved patio: perfect for entertaining friends with bordering attractive flowerbeds incorporating attractive plants and shrubbery. A set of UPVC double-glazed patio doors lead to the modern kitchen/breakfast room. A hardstanding path borders the property leading round to the side with a gate leading to the front with external lighting.

The paved path continues alongside the single detached garage with a UPVC double-glazed door leading to a utility room with a UPVC double-glazed window, fitted worktops and cupboards with matching wall cupboards, a stainless steel single drainer single bowl sink inset, plumbing for a washing machine, space for a tumble dryer, lighting, and tiled flooring. The rear garden continues along the central paved path with a large expanse of garden area with bordering attractive flowerbeds and is bordered by timber fencing. It continues to the rear where a further expanse of patio can be found and a timber shed.

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