

SIMPLY GREEN

Aller Park Road
TQ12 4NQ



2 BEDROOM DETACHED

- ◆ Detached Bungalow
- ◆ Double Garage w/ Ample Parking
- ◆ Abundance Of Storage Solutions
- ◆ Large Lounge/Diner
- ◆ Modernised Kitchen
- ◆ En-Suite & Family Bathroom
- ◆ 2 Well Proportioned Bedrooms
- ◆ Far Reaching Views
- ◆ Perfectly Situated aREA
- ◆ good Sized Plot

A well-presented two-bedroom detached bungalow located on the highly desirable Aller Park Road. The accommodation comprises a modernised kitchen, a generously sized lounge/dining room perfect for entertaining, two well-proportioned bedrooms including a principal bedroom with en-suite facilities, and a contemporary family bathroom. The property benefits from extensive storage options, including a basement and useful under-house storage. Externally, the bungalow is set on a substantial plot and features a double garage, ample driveway parking, and a large lawned garden to the rear—ideal for outdoor activities or future landscaping opportunities. Situated in a sought-after residential location, this property combines space, functionality, and potential in a prime setting.



Accommodation

Upon entering the property, you are welcomed into a spacious entrance hall that provides access to all principal rooms, setting the tone for the well-laid-out accommodation. The lounge/diner is an L-shaped space, offering a generous amount of floor area ideal for both relaxation and entertaining. The room's focal point is a well-maintained log burner with a charming mantle, set atop a rustic stone plinth—adding character and warmth to the space. Two recessed alcoves provide ideal spots for shelving or storage units, while large double sliding doors open into the sunroom, allowing for an abundance of natural light. This versatile sunroom, complete with a fixed roof, is well-suited as a home office or additional living area, with direct access to the rear garden. The kitchen is finished in tasteful neutral tones that enhance the bright and airy feel. Featuring modern barn-style cabinetry and squared oak deep worktops, the kitchen is both functional and stylish. There is space for a single oven, washing machine, tumble dryer, and dishwasher. The principal bedroom, located at the front of the property, is a spacious retreat. It benefits from a fully modernised en-suite shower room, finished to a high standard. To the rear of the property lies the second bedroom, also generously proportioned and stylishly updated. A unique feature of this room is the underfloor storage—an excellent hidden solution for keeping the space clutter-free. Completing the internal accommodation is the modern family bathroom, which includes a bath with overhead shower and toilet. Additionally, there is a separate W/C, ideal for guests and visiting family members.



External Features

To the front of the property, you are greeted by a spacious double garage, featuring a skylight that allows for an abundance of natural light, making it alongside a garage, a potential workshop or hobby space. Adjacent to the garage is a generously sized driveway, providing ample off-road parking for multiple vehicles. Continuing along the right-hand side, you'll find the front garden, a neatly manicured lawn that adds to the property's kerb appeal and leads you toward the main entrance. To the rear, the expansive garden is thoughtfully arranged, beginning with a paved patio area—perfect for al fresco dining, entertaining, or relaxing in the warmer months. Beyond the patio lies a large, open lawn with far reaching views.



Location

Newton Abbot, a distinguished market town and civil parish situated on the banks of the River Teign in the prestigious Teignbridge District of Devon, offering a quintessential blend of historic charm and modern convenience. The property enjoys an enviable location, with easy access to a wide array of local amenities, ensuring both comfort and practicality for its residents.

Services

Mains Electricity
Mains Gas
Mains Water
Mains Drainage

Local Authority

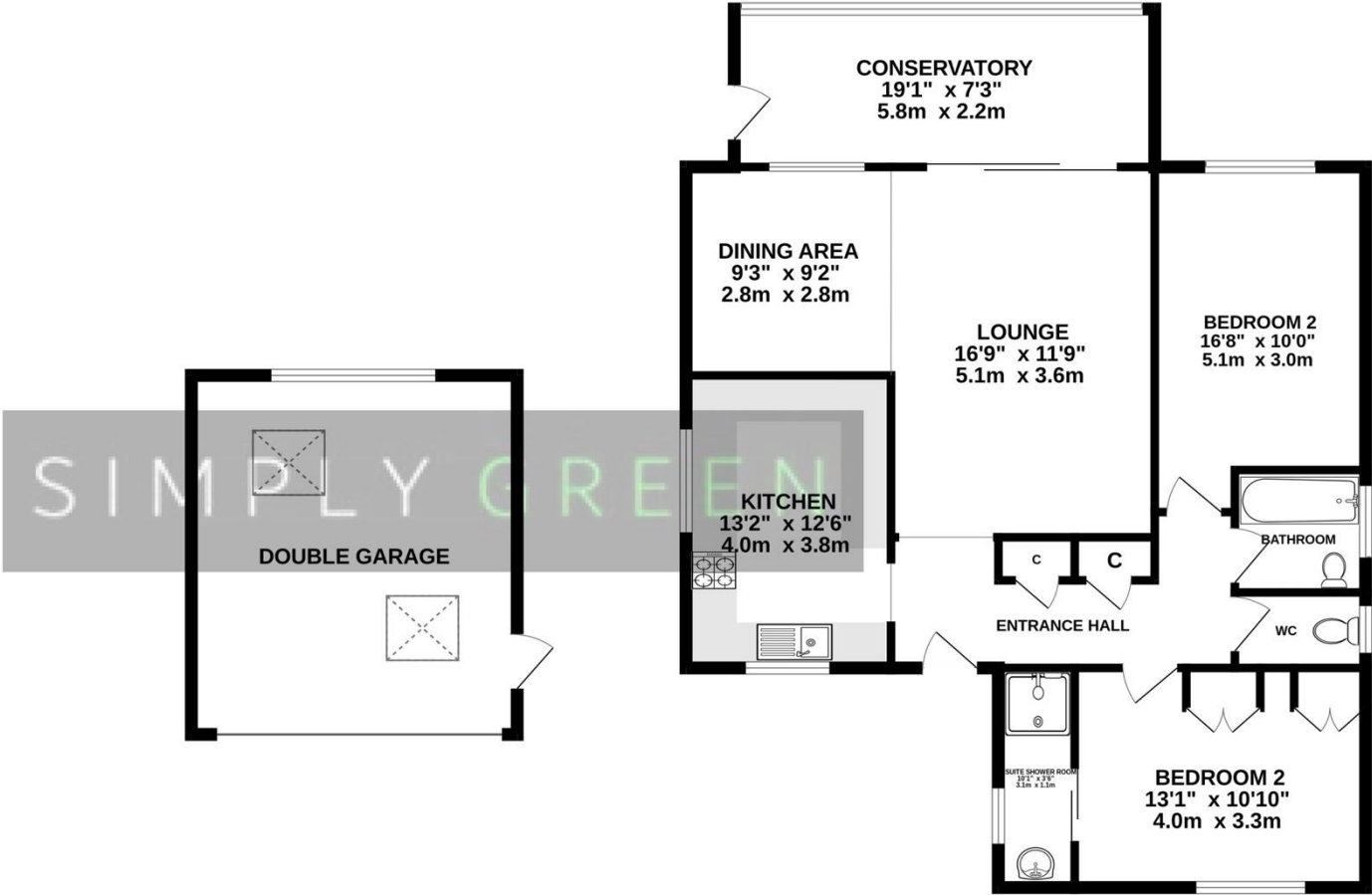
Teignbridge District Council



FLOORPLAN

BASEMENT

GROUND FLOOR



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.
Made with Metropix ©2025

AT SIMPLY **GREEN**
WE WILL GIVE YOU TWO FREE
QUOTES FOR CONVEYANCING

**1 FOR AN ONLINE SOLICITOR,
PERFECT IF YOU ARE WORKING
THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR
IF YOU'D PREFER TO MEET
FACE TO FACE**



**WE WILL ALSO ARRANGE A
QUOTE FOR A SURVEY ON
YOUR ONWARD PURCHASE.
GIVING YOU PEACE OF MIND TO
MOVE FORWARD WITH NO
UNEXPECTED SURPRISES!**

CHALLENGE ANDREW!

A FREE MORTGAGE/FINANCIAL
REVIEW IS AVAILABLE TO YOU.

**IS YOUR CURRENT DEAL
REALLY THE BEST ONE
AVAILABLE?**

THIS FREE SERVICE COULD
SAVE YOU MONEY,
ON WHAT IS MOST LIKELY
YOUR BIGGEST
SPEND!



**AND AS FOR THE FINAL STEP,
WE CAN HELP THERE TOO.**

LET US ARRANGE
A QUOTE FOR
REMOVALS FROM A
LOCAL COMPANY

EPC: D

COUNCIL TAX BAND: D

TENURE: FREEHOLD

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

01626 798440

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



88 Queen Street
Newton Abbot
Devon
TQ12 2ET