



**Connells**

Hameldown Way  
Newton Abbot





## Property Description

This charming two-bedroom bungalow is ideally located in the heart of Newton Abbot, providing easy access to the town centre, local amenities, and excellent transport links via the nearby train station. The property offers comfortable living spaces, including a spacious lounge, a well-equipped kitchen, and a conservatory that provides additional versatile space.

The two bedrooms are well-proportioned, and the shower room ensures convenience. A key highlight of this home is the additional garage and two allocated parking spaces, a rare find in such a central location.

With no onward chain, this bungalow presents a fantastic opportunity for those looking to move quickly. Whether you're a first-time buyer, an investor, or looking to downsize, this property offers a blend of comfort and convenience in a desirable location.

## Front Of The Property

Two allocated parking spaces and a garage. Gravel with mature shrubs and plants. Path leading to the main entrance. Side gate to rear garden.

## Hallway

uPVC door into the hallway which leads into the lounge.

## Lounge

12' 3" max x 11' 7" max ( 3.73m max x 3.53m max )

Double glazed window to the front of the property, feature fireplace and a wall mounted electric heater. Sliding patio door into conservatory/reception room.

## Kitchen

7' 10" max x 9' 8" max ( 2.39m max x 2.95m max )

Double glazed window to the side of the property, wall and base units, one bowl stainless steel sink/drain, electric hob with extractor over, electric oven, plumbing for washing machine, space for fridge freezer.

## Conservatory/Reception Room

10' max x 7' 7" max ( 3.05m max x 2.31m max )

Double glazed window to the hallway and a wall mounted electric heater.

## Inner Hallway

Airing cupboard housing the water tank. uPVC door leading to the rear garden.

## Bedroom One

11' 1" max x 8' 7" max ( 3.38m max x 2.62m max )

Double glazed window to the rear of the property and a wall mounted electric heater.

## Bedroom Two

10' max x 7' 9" max ( 3.05m max x 2.36m max )

Double glazed window to the rear of the property and a wall mounted electric heater.

## Shower Room

Obscure double glazed window to the side of the property, walk-in shower, WC, vanity wash hand basin, part tiled.

## Rear Of The Property

Low maintenance rear garden with a decking area from the back door, gravel with concrete slab pathway around, storage shed, vegetable patch, outside tap and gate to the front of the property.



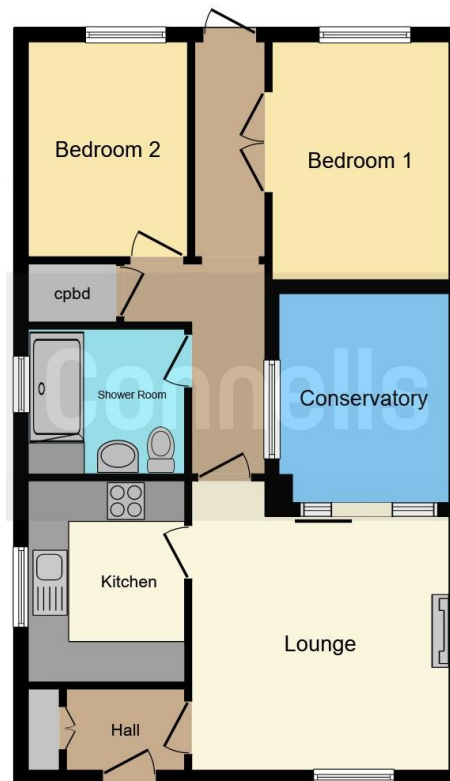












Total floor area 67.2 m<sup>2</sup> (723 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01626 365 064**  
**E [newtonabbot@connells.co.uk](mailto:newtonabbot@connells.co.uk)**

4 Bank Street  
 NEWTON ABBOT TQ12 2JW

**view this property online** [connells.co.uk/Property/NAB312787](http://connells.co.uk/Property/NAB312787)

**directions to this property:**

What3Words///brave.canny.listed

**EPC Rating: D**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: NAB312787 - 0005