



Connells

Aller Park Road
Newton Abbot

Aller Park Road
Newton Abbot TQ12 4NH

for sale offers over
£350,000



Property Description

The layout offers versatile accommodation, with a large double bedroom and bathroom on the ground floor, ideal for single-level living. The heart of the home is the welcoming lounge featuring a large bay window that bathes the space in natural light and overlooking the garden and further afield. The kitchen is well equipped and offers access to the rear porch and garden.

Upstairs, you'll find two additional bedrooms and a WC, making it ideal for guests or family members.

The rear garden is a wonderful and tranquil space, offering a south westerly aspect. There is a vegetable patch and greenhouses to the rear end of the garden - ideal for those green-fingered individuals. Underneath the property are two undercrofts which make for additional storage space.

Located within easy reach of local amenities and countryside walks, this home presents the perfect blend of peaceful village life with practical access to daily essentials.

Viewing highly recommended to appreciate the full potential and the stunning setting.

Front Of The Property

Gravel driveway with parking for multiple vehicles, area of lawn, large flower beds.

Entrance Porch

uPVC front door into the porch with double glazed windows to the front. Further uPVC door into the main hallway.

Entrance Hallway

Doors to all rooms and a wall mounted radiator.

Bedroom One

11' 11" max x 10' 8" max (3.63m max x 3.25m max)

Double glazed window to the front of the property and a wall mounted radiator.

Dining Room/Study

Double glazed window to the front of the property, stairs to the first floor and a wall mounted radiator.

Lounge

15' 9" max x 15' 5" max (4.80m max x 4.70m max)

Double glazed window to the front and side with countryside views, feature stone fireplace with electric fire, and a wall mounted radiator.

Bathroom

Obscure double glazed window to the side of the property, bath with shower over, WC, wash hand basin, fully tiled and a wall mounted heated towel rail.

Kitchen

9' 10" max x 10' 1" max (3.00m max x 3.07m max)

Double glazed window to the rear of the property, wall and base units, one bowl stainless steel sink/drain, integrated single oven, gas hob with extractor over, space for undercounter fridge/freezer, plumbing for washing machine, wall mounted heated towel rail, door to rear porch which provides access to the rear garden.

First Floor

Eaves storage.

Bedroom Two

9' 5" max x 9' 10" max (2.87m max x 3.00m max)

Double glazed window to the rear of the property with wonderful views and built-in wardrobes.

Bedroom Three

9' 5" max x 6' 6" max (2.87m max x 1.98m max)

Double glazed window to the rear of the property with wonderful views.

Toilet

WC and wash hand basin.

Rear Of The Property

The enclosed and south westerly facing rear garden is accessed via the porch, just off the kitchen. Steps take you down to the main lawn with a patio area which provides ample space for garden furniture. Towards the lower end of the garden is a large vegetable patch with two greenhouses and a shed. There are a number of mature shrubs and trees. From the patio, you will also find two undercroft storage areas - fantastic for additional storage.

Garage

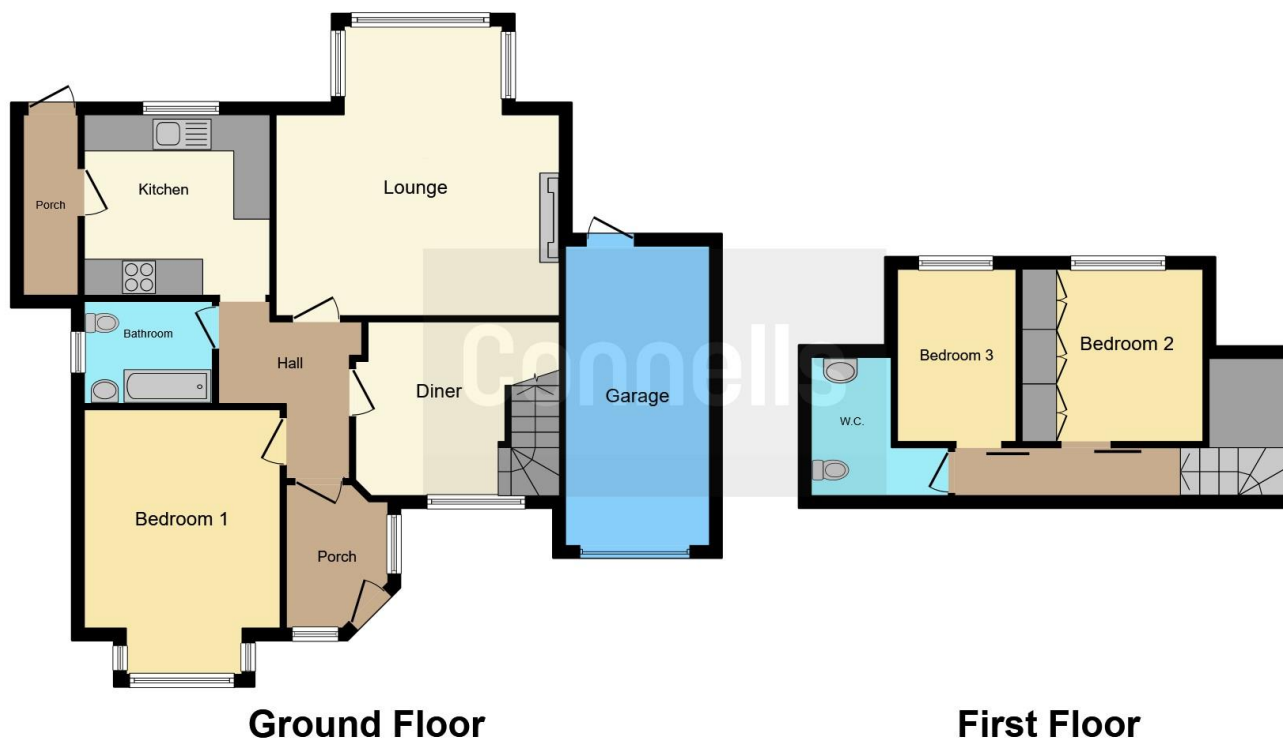
16' 4" max x 7' 10" max (4.98m max x 2.39m max)

Up and over door with power and door to the rear providing access to the garden.









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

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EPC Rating: E Council Tax
 Band: D

Tenure: Freehold

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