



Connells
01628 585 054
FOR SALE

Connells

Woodleigh Road
Newton Abbot

Woodleigh Road Newton Abbot TQ12 1PN

for sale guide price
£240,000



Property Description

Nestled in a peaceful residential area of Newton Abbot, this detached two bedroom bungalow on Woodleigh Road is now available for offers in the region of £300,000. Offered with no onward chain, it provides a rare opportunity to acquire a home in a desirable and convenient location.

The accommodation comprises a welcoming entrance hallway leading into a generously-sized lounge with a charming stone fireplace and ample natural light. The modern kitchen is well-fitted with cream gloss units, tiled splashbacks, and space for appliances, with direct access to the rear garden and a separate dining room.

There are two comfortable bedrooms, all with good storage, and a neat, fully tiled shower room featuring a walk-in shower, WC, and wash basin. The home has been well maintained and offers further scope for modernisation to suit a buyer's tastes.

Outside, the bungalow is set on a large, mostly level plot with low-maintenance gravelled front and side gardens, a private driveway for multiple vehicles, and an integral garage with an electric roller shutter door. The enclosed rear garden includes a mixture of paved patios, raised planters, and established shrubbery - ideal for relaxing or entertaining.

Conveniently located near local shops, bus routes, and with easy access to Newton Abbot town centre and major transport links, this property is a must-see.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Front Of The Property

Driveway parking for multiple vehicles, area of gravel with plant and shrub border. uPVC door into the porch.

Entrance Porch

Light and obscure glazed door into the main hallway.

Entrance Hallway

Loft hatch, smoke detector and a wall mounted radiator.

Dining Room/Bedroom Three

7' 10" x 8' 10" (2.39m x 2.69m)

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

Lounge

16' 10" x 10' 10" (5.13m x 3.30m)

Double glazed window to the side of the property, feature brick fireplace and a wall mounted radiator.

Kitchen

10' 11" x 8' 7" (3.33m x 2.62m)

Double glazed window and door to the rear, wall and base units, one a half bowl stainless steel sink/drainer, four ring gas hob with extractor over, integrated eye-level oven, breakfast bar, plumbing for washing machine, plumbing for dishwasher, space for undercounter fridge/freezer, part tiled and a wall mounted radiator.

Bedroom One

10' 11" x 10' 11" (3.33m x 3.33m)

Double glazed window to the side of the property, built in wardrobe with sliding doors, over-bed storage and a wall mounted radiator.

Bedroom Two

13' 1" x 8' 8" (3.99m x 2.64m)

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

Shower Room

Obscure double glazed window to the rear of the property, shower cubicle, WC, wash hand basin, built in storage, storage cupboard, fully tiled and a wall mounted heated towel rail.

Rear Of The Property

Enclosed rear garden with a sunny aspect, areas of lawn, patio and gravel, mature shrubs, storage shed and gate to the front of the property.

Garage

Roller electric door.









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

To view this property please contact Connells on

T 01626 365 064
E newtonabbot@connells.co.uk

4 Bank Street
 NEWTON ABBOT TQ12 2JW

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/NAB313098



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: NAB313098 - 0006