

**SAMPLE  
MILLS**



**Aller Brake Road  
Aller Park  
Newton Abbot  
Devon**

**£340,000**

**FREEHOLD**





Aller Brake Road, Aller Park,  
Newton Abbot, Devon

**£340,000 freehold**

A well-presented 3 bedroom Detached Bungalow situated in the popular area of Aller Park providing easy access for all local facilities to include primary and secondary schools, shops, supermarkets, and leisure centre, as well as the A38/A380 and the main rail line to London Paddington for onward travel.

The spacious accommodation comprises entrance vestibule, lounge, separate dining area, bedroom 3 situated at the front, 2 further bedrooms, a family bathroom and separate en-suite. The property has a modern kitchen/breakfast room, an integral garage, and larger than average size garden.

The property is being sold with **NO CHAIN**

Viewing is recommended for those seeking a spacious Bungalow of this nature.



uPVC double glazed doors to:

### Entrance Vestibule

Mat well. Coat hooks. Concealed lighting. Double panelled radiator. uPVC double glazed windows to the front. Wooden shelving. Through to:

### Open Plan Lounge Area – 6.86m x 3.91m (22'6" x 12'10")

Feature fireplace, electric fire, mahogany mantle over and recesses on either side. Spotlamps. Double panelled radiator. Wooden panelling to wall. Coving to the ceiling. Squared arch through to:

### Dining Area – 3.12m x 2.69m (10'3" x 8'10")

uPVC double glazed window to the rear. Double panelled radiator. Coving to the ceiling. Storage cupboard. Airing cupboard with wooden shelving. Recessed area with mahogany cupboard, shelving, sliding doors with storage area. Double panelled radiator. Squared arch through to:

### Kitchen – 4.60m x 2.54m (15'1" x 8'4")

Incorporating a range of high gloss matching wall and base units. Rolled edge worktop surface areas. Stainless steel drainer 1½ with mixer tap over. uPVC double glazed windows. Fitted spotlamps. Further range of fitted base units with built-in stainless steel single oven. 5 ring gas hob with stainless steel splashback and extractor fan over. Obscure glazed window. Obscure glazed door. Wall mounted cupboards. Wooden Karndean flooring. Plumbing for washing machine. Door through to garage, step down.

### Inner Hallway

Access to loft area. Doors off to:

### Bedroom 2 – 3.20m x 2.41m (10'6" x 7'11")

Looking over the rear. Double panelled radiator. uPVC double glazed window. Sliding door through to:

### En-Suite – 2.79m x 1.35m (9'2" x 4'5")

Shower cubicle. Wash-hand basin. Low level w/c. Double panelled radiator. Tiled floor and walls. Shaver socket. Obscure glazed window. Circular light. Fitted Mira shower.

### Bedroom 1 – 3.43m x 2.69m (11'3" x 8'10")

Built-in triple aspect wardrobes, sliding mirror fronted doors, storage cupboards over. Double glazed window to the side. Double panelled radiator.

### Bathroom – 1.96m x 1.83m (6'5" x 6'0")

Panelled bath with tiled area and perspective coving to the wall. Fitted Mira shower. Vanity wash-hand basin. Low level w/c. Single panelled radiator. Tiled walls. Obscure glazed window. Circular light. Extractor fan. Wooden vinyl flooring.

### Bedroom 3 – 3.40m x 3.30m (11'2" x 10'10")

Set off the lounge. Door down, step into lounge. Dual aspect uPVC double glazed windows to the side and to the front with views over the surrounding area. Double panelled radiator.

### Integral Garage – 4.61m x 2.54m (15'1" x 8'4")

Power and light.

### Outside

To the front of the property, there is a walled garden with concrete hardstanding, steps and wrought iron railing leading to the front door. Lawned garden, paved pathway leading to the side with a good range of borders, shrubs and plants. Outside water tap.

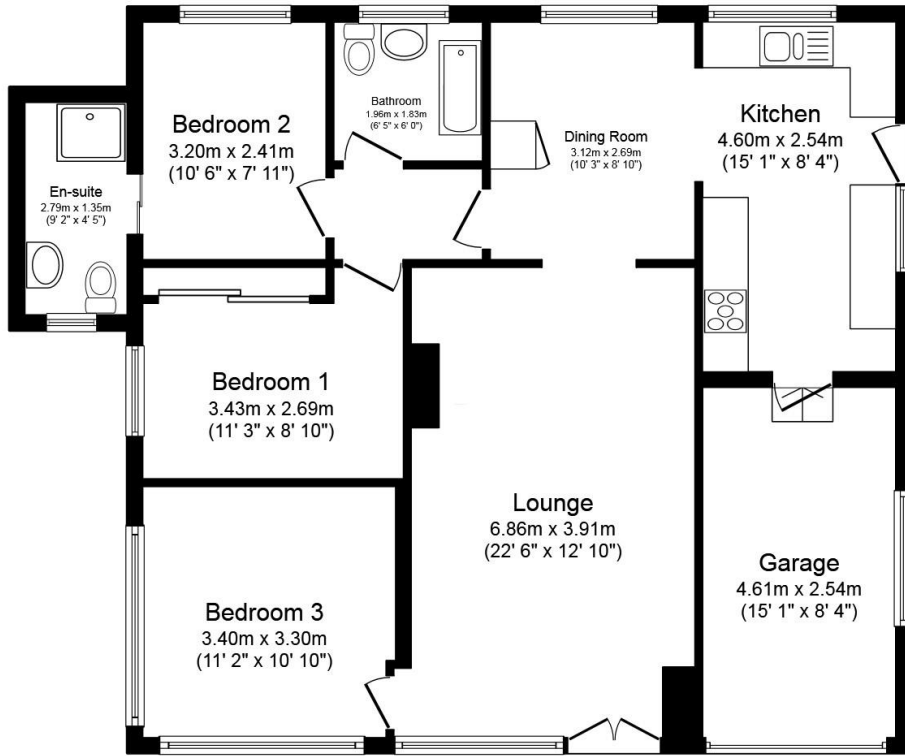
To the rear of the property, steps lead up to a lawned garden which has walled surround, seating area, good range of mature borders plants and shrubs and a path which leads up to a further tiered garden with a seating area, lawned garden, path running down to the rear, fence surround, a good range of borders, shrubs and plants and an outlook over the surrounding area over the fields and over the countryside towards Decoy and Wolborough Hill.

### Agents Note

Council Tax Band: 'D' £2333.45 for 2023/24

EPC Rating: 'D'





## Floor Plan

Total floor area 97.5 sq.m. (1,049 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.