

**SAMPLE
MILLS**



**Bracken Close
Aller Park
Newton Abbot
Devon**

£350,000
FREEHOLD





**Bracken Close, Aller Park, Newton
Abbot, Devon**

£350,000 freehold

This mature detached bungalow occupying this cul de sac in the ever popular area of Aller Park, close to Milber woods, Sainsburys shopping facilities and the link roads to Exeter and Torbay being close, together with bus services into Newton Abbot town centre with its further range of facilities and amenities.

The accommodation comprises entrance porch opening through to an entrance hall, lounge/dining room, fitted kitchen, 3 bedrooms, master en-suite, and a bathroom and w/c.

The property also has gas central heating, uPVC double glazing, gardens front, side and rear and a garage plus off road parking.

Being offered with **NO CHAIN** viewing is highly recommended.



uPVC half double glazed door opening through to:

Entrance Porch

Laminate flooring. uPVC double glazed windows. Glazed door opening through to:

Entrance Hall

Double panelled radiator. Telephone point. Cloaks cupboard. Coving to ceiling. Glazed door opening through to:

Lounge/Diner – 5.69m x 3.73m (18'8" x 12'3")

Feature fireplace on hearth with mantle surround. Double panelled radiator. TV point. Telephone point. uPVC double glazed window overlooking the rear. Coving to ceiling. Two ceiling roses. uPVC double glazed door to the garden.

Kitchen – 4.09m x 2.51m (13'5" x 8'3")

Inset 1½ bowl stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Built-in 4 ring gas hob with extractor hood above and electric oven beneath. Partly tiled walls. Plumbing for washing machine. Recess for further appliance. Space for fridge/freezer. Cupboard housing gas boiler for hot water and central heating system. uPVC double glazed window looking over the front and enjoying distance views over towards Wolborough Hill, Dartmoor and Haytor beyond. Coving to ceiling. uPVC double glazed door to outside.

Bedroom 1 – 3.78m x 2.87m (12'5" x 9'5")

Double panelled radiator. Built-in wardrobes. uPVC double glazed window overlooking the front enjoying similar views to the kitchen. TV aerial point. Door through to:

En-Suite

Shower area. Inset wash-hand basin with cupboard space below. Low level w/c. Partly tiled walls. Single panelled radiator. Built-in shelved cupboard. Obscure uPVC double glazed window. Extractor fan.

Bedroom 2 – 3.96m x 2.54m (13'0" x 8'4")

Double panelled radiator. uPVC double glazed window to rear aspect. TV point. Coving to ceiling.

Bedroom 3 – 2.84m x 2.41m (9'4" x 7'11")

Single panelled radiator. Coving to ceiling. Hatch to roof space. Picture rail. uPVC double glazed window to rear aspect.

Bathroom and w/c

Inset bath with handrails and fitted shower. Pedestal wash-hand basin. Low level w/c. Fully tiled walls. Extractor fan. Single panelled radiator. Obscure uPVC double glazed window.

Outside

To the front of the property, is a garden laid to gravel stocked with mature bushes, shrubs and plants. There is a further area laid to gravel. A side courtesy gate provides access to an area which has been laid to patio, leading off from the lounge/diner, where there is a summerhouse with power and light, and steps up to a further garden area which is mainly laid to lawn, again with borders having various bushes, plants, shrubs and trees.

To the other side, there is an area laid to gravel, again stocked with a host of mature bushes and plants, affording privacy, which sweeps around to the rear, where there are raised rockeries stocked with plants, shrubs and flowers and steps up to another area which has been predominately laid to patio, with a surrounding pathway which takes you back to the other side, where there is again further shrubs and plants and an outside tap and another courtesy door back to the front. There is also a garage with power and light plus off road parking.

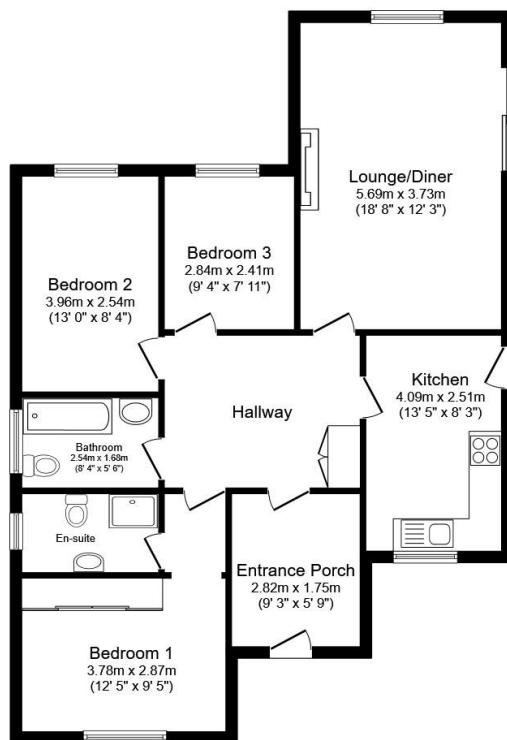
Agent's Note

Council Tax Band: 'D' £2587.09 for 2025/26

EPC Rating: 'D'

Long Term Flood Risk: Very Low





Floor Plan

Floor area 89.4 sq.m. (963 sq.ft.)

Total floor area: 89.4 sq.m. (963 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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PrimeLocation.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 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.

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