

**SAMPLE
MILLS**



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

£500,000
FREEHOLD





Aller Park Road, Aller Park, Newton
Abbot, Devon

£500,000 freehold

This extended detached family home comprises entrance hall, lounge, kitchen/dining room, study, utility room and downstairs cloakroom. From the entrance hall, stairs lead to the first floor where there are 4 good sized bedrooms and a four piece bathroom suite. The property also has gas central heating, double glazing, a double garage plus parking and gardens front and rear, and at the rear, there is a further outbuilding with underfloor heating, power and light, which could be used as an office or family room.

Occupying this cul de sac in the ever popular location of Aller Park, close to amenities including primary schools, Milber woods, Sainsburys and bus routes into Newton Abbot town centre with its range of facilities and amenities, together with the link roads to Exeter and Torbay being close at hand and the main rail line serving towns and cities.

Viewing is highly recommended.



Part double glazed door opening through to:

Entrance Hall

Laminate flooring. Cabinet housing radiator. Understairs storage cupboard. Staircase rising to first floor. Built-in cloaks cupboard. Coving to ceiling. Inset spotlights. Part glazed door opening through to:

Lounge – 6.83m x 4.30m (22'5" x 14'1")

Wall mounted wood burner set within recess on hearth. Two double panelled radiators. Hard wood flooring. uPVC double glazed bay window overlooking the front and enjoying distant countryside views over towards Wolborough Hill and Dartmoor. TV point. Double glazed bi-folding doors providing access to the rear garden.

Kitchen/Dining Room – 6.90m x 4.30m (22'8" x 14'1")

Inset double stainless steel sink unit with mixer taps. Comprehensive range of fitted matching wall and base units with concealed lighting. Worktop surface areas. Tiled splashback areas. Island with built-in 5 ring gas hob and electric oven beneath with extractor hood above. Integrated dishwasher. uPVC double glazed window overlooking the rear. Two double panelled radiators. uPVC double glazed bay window overlooking the front and enjoying similar views to that of the lounge. TV point. Coving to ceiling. Inset spotlights. Part glazed door through to:

Utility Room

Fitted wall and base units. Plumbing for washing machine. Space for further appliance. Worktop surface. Wall hung gas boiler for hot water and central heating system. uPVC double glazed door to the rear garden. Tiled floor. Hatch to the roof space. Spotlight points. Double panelled radiator. Door to:

Cloakroom

Low flush suite. Pedestal wash-hand basin. Partly tiled walls. Obscure single glazed window.

Study – 2.60m x 2.50m (8'6" x 8'2")

Single panelled radiator. Laminate flooring. uPVC double glazed window looking over the rear. Built-in shelved cupboard. Coving to ceiling.

First Floor Landing

Eaves storage. Built-in shelved cupboard. Coving to ceiling. Hatch to the roof space.

Bedroom 1 – 4.30m x 3.29m (14'1" x 10'9")

Radiator. uPVC double glazed window overlooking the rear garden. Coving to ceiling. Inset spotlights. Door to:

En-Suite

Shower cubicle with fitted shower. Pedestal wash-hand basin. Low level w/c. Fully tiled walls and floor. Coving to ceiling. Inset spotlights.

Bedroom 2 – 4.30m x 3.85m (14'1" x 12'8")

Two double built-in wardrobes. Single panelled radiator. uPVC double glazed window overlooking the front enjoying distant countryside views over towards Wolborough Hill and Dartmoor.

Bedroom 3 – 4.30m x 3.45m (14'1" x 11'4")

Double panelled radiator. Built-in shelved wardrobe. uPVC double glazed window enjoying similar views to bedroom 2.

Bedroom 4 – 3.30m x 2.87m (10'10" x 9'5")

Built-in wardrobe. Double panelled radiator. uPVC double glazed window overlooking the rear garden. Coving to ceiling. Inset spotlights.

Bathroom and w/c

Four piece suite. Bath with mixer taps. Shower cubicle with fitted shower. Wall mounted wash-hand basin. Low level w/c. Fully tiled walls. uPVC double glazed window looking over the rear garden. Coving to ceiling. Extractor fan. Inset spotlights.

Outbuilding/Garden Room

Double glazed folding doors. Power and light. Underfloor heating. TV point. At the back, there is a further garden area.

Double Garage

Power and light plus off road parking.

Outside

To the front of the property, is a garden laid to lawn with borders stocked with various plants and bushes. There are steps up to the property, where there is an area which has been laid to decking and a further area which is predominately laid to patio, from which far reaching views over the surrounding area are obtained. Electric power points.

To the rear of the property, there is an area which has been laid to patio, where there is a raised garden pond with waterfall effect and steps up to two garden areas, one laid to lawn and one of which is stocked with a host of mature trees, plants and bushes, affording a great deal of privacy, and then leads up to an external garden room/office. Electric power points. There is a barbeque area and in addition there is a double garage plus off road parking.

To the side, there are two garden sheds.

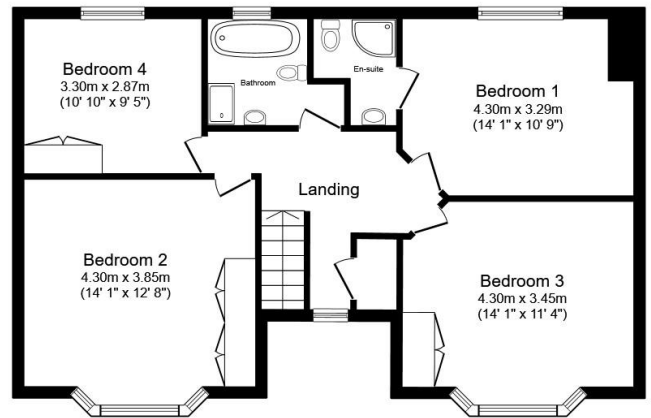
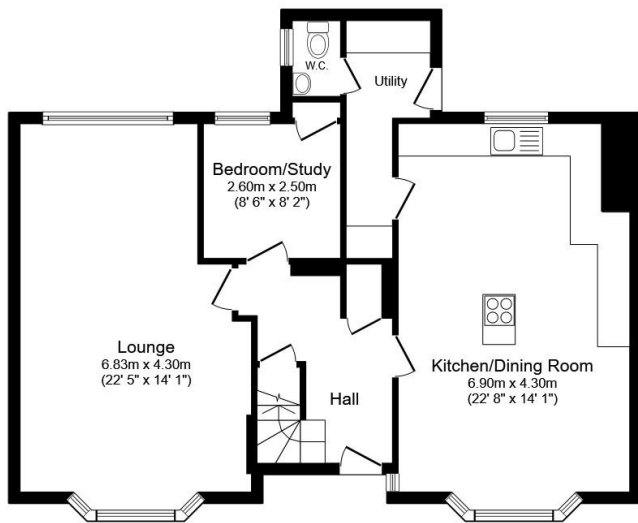
Agent's Note

Council Tax Band: 'E' £3161.99 for 2025/26

EPC Rating: 'C'

Long Term Flood Risk: Very Low





Total floor area: 156.7 sq.m. (1,687 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	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.

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