

**SAMPLE
MILLS**



**St Lukes Road
Aller Park
Newton Abbot
Devon**

£735,000
FREEHOLD





**St Lukes Road, Aller Park,
Newton Abbot, Devon**

£735,000 freehold

A spacious 5 bedroom Executive Detached property which has recently been upgraded and extended by the current occupier. The property is situated in the sought after residential area of Aller Park within easy reach of local amenities, as well as onward road and rail links via the A380/A38/M5 motorway and mainline rail links to London Paddington a short distance away.

The accommodation internally comprises entrance hall with doors off to lounge, dining room, contemporary fully fitted kitchen/breakfast room, utility room and cloakroom on the ground floor. On the first floor are 3 bedrooms, 2 with en suite, plus a separate family bathroom. A further staircase rises to the second floor where there are 2 additional bedrooms.

Outside, there is a triple garage which is fully equipped with a work bench, sink and cloakroom, accessed via an electric remote roller up and over door and side door access. Above the garage there is coach house style accommodation ideal for a dependent relative, or home office.

A paved driveway provides ample off-road parking, with lawned gardens to the front, side and rear, with a walled surround offering much privacy and seclusion.

An internal viewing is highly recommended for purchasers seeking a spacious family residence with triple garage and additional accommodation above, ideal for numerous uses.



GROUND FLOOR

Entrance Porch

Double glazed door with display windows opening onto

Entrance Hall

Attractive tiled flooring leading onto engineered Oak flooring. Concealed lighting. Recessed area. Understairs storage. Hive control for central heating. Staircase with wooden balustrade leading to the first floor landing. Doors off to

Cloakroom

Low level WC.

Lounge 4.90m x 4.40m (16'1" x 14'5")

Feature fireplace. Double glazed windows overlooking the front aspect. 2 x double panelled radiators. Archway through to

Dining Room 6.40m x 2.60m (21' x 8'6")

Access also via the entrance hall. Feature art deco style double glazed bay window with 2 further double glazed side windows. Double glazed French patio doors opening onto the rear garden. 2 x double panelled radiators.

Kitchen/Breakfast Room 7.00m x 6.00m (23' x 19'8")

Contemporary fitted kitchen with high gloss finish matching wall and base units with soft close pull-out drawers. Corian worktops fitted throughout. 2 x built in stainless steel double ovens. Built in espresso AEG coffee machine. Built in microwave oven. Pull out larder. Integrated fridge and freezer. Induction hob with extractor hood. Stainless steel sink drainer unit with mixer tap. Double glazed windows to front aspect. Bi-fold doors opening onto the side aspect. Velux windows. Concealed lighting. Marble flooring. Ladder radiator. Double panelled radiator. TV point. Engineered Oak door opening onto

Utility Room 7.00m x 1.80m (23' x 5'11")

Worcester boiler serving hot water and gas central heating. Consumer unit. Double glazed window. Vaulted ceiling with Velux window. Tiled flooring. Single panelled radiator.

FIRST FLOOR

Landing

Double glazed window. Concealed lighting. Airing cupboard with Mega flow system. Double panelled radiator.

Master Bedroom 4.70m x 3.50m (15'5" x 11'6")

Double glazed window to front aspect. Built in wardrobes with hanging rails and shelving. Double panelled radiator. Door to

En Suite Shower Room 3.50m x 1.80m (11'6" x 5'11")

Large shower cubicle with tiled walls. Built in wash hand basin. Low level WC. Obscure double glazed window. Concealed lighting. Extractor fan. Fitted mirror. Shaver light and point. Part tiled walls. Tiled flooring.

Bedroom 2 5.00m x 4.20m (16'5" x 13'9")

Dual aspect double glazed windows to front and side aspect. Recessed area. Double panelled radiator. Door to

En Suite Shower Room 2.33m x 1.82m (7'8" x 6')

Tiled shower cubicle. Low level WC. Wash hand basin. Concealed lighting. Extractor fan. Chrome ladder radiator. Fixed mirror and shaver point.

Bedroom 3 4.80m x 2.70m (15' x 8'10")

Double glazed window to rear aspect. French doors opening onto balcony enjoying open views over the surrounding area. 2 single panelled radiators. Double panelled radiator. Concealed lighting.

Family Bathroom 3.50m x 1.80m (11'6" x 5'11")

P shaped bath with shower screen. Tiled walls. Obscure double glazed windows. Vanity wash hand basin. Low level WC. Double panelled radiator. Concealed lighting.

Staircase rising to the Second Floor

Bedroom 4 3.20m x 2.80m (10'6" x 9'2")

2 Velux windows. Concealed lighting. Eaves storage. TV point.

Bedroom 5 3.20m x 2.50m (10'6" x 8'2")

2 Velux windows. Concealed lighting. Eaves storage x 4.

OUTSIDE

Detached Triple Garage 7.1m x 5.6m

Electric remote-control roller up and over door. Fully equipped with work bench, sink and cloakroom. Side access to first floor coach house, ideal for dependent relative/home office.

A paved driveway provides ample off-road parking, with lawned gardens to the front, side and rear, with a walled surround providing privacy and seclusion.

AGENT'S NOTE

Council Tax Band: 'C' £3161.99 for year 25/26 / EPC rating: 'C'

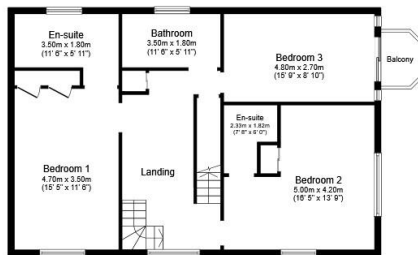
Long term flood risk: Very low to low





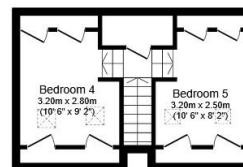
Ground Floor

Floor area 125.1 sq.m. (1,346 sq.ft.)



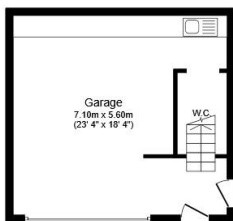
First Floor

Floor area 95.2 sq.m. (1,024 sq.ft.)



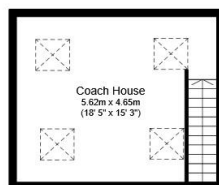
Second Floor

Floor area 25.7 sq.m. (276 sq.ft.)



Garage Ground Floor

Floor area 33.6 sq.m. (362 sq.ft.)



Garage First Floor

Floor area 26.1 sq.m. (281 sq.ft.)

Total floor area: 305.6 sq.m. (3,289 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	75 C	81 B
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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