



101 Oakland Road, Newton Abbot - TQ12 4EF
£305,000 Freehold


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Contact Us...

 **01626 365055**

 newtonsales@chamberlains.co

 **1 Bank Street**
Newton Abbot TQ12 2JL



Nestled within a sought-after neighbourhood, this extended three-bedroom semi-detached house offers an ideal family home combining modern comforts with traditional warmth and Charm.

The Upvc front door has a timeless, decoratively tiled surround leading into a spacious entrance hallway with stairs to the first floor, a storage cupboard underneath and doors to the lounge and kitchen.

You step into a beautifully decorated and spacious lounge, complete with feature fireplace and views over the front garden. A perfect spot for relaxation and entertainment.

The well-appointed kitchen has a sleek cottage feel with a range of cream, shaker style, wall and base units with contrasting dark worktops. Built in appliances include undercounter fridge, extractor fan and sink, with drainer and mixer tap. The kitchen is complemented by a separate dining room for family meals and gatherings, with double french doors leading to the rear patio. Additionally, a cosy snug provides a spacious room ideal for an extra sitting room/bedroom or office if working from home. The snug also has plumbing for a washing machine, a rear door into the garden and a large skylight to let in the natural light. Completing the downstairs accommodation, is a convenient cloakroom with low-level WC and wash hand basin with vanity.

Heading to the first floor, you will find the three spacious bedrooms, the principle bedrooms having a built-in wardrobe, and the family bathroom that is elegantly designed, offering a relaxing space to unwind after a long day. The bathroom comprises of a full size bath with shower over, low-level WC and wash hand basin. A useful airing cupboard is perfectly located on the landing for all your storage needs.

Outside, the property boasts a well-maintained garden that has access to the front of the property via a wooden gate. The garden is fully enclosed with a wooden outbuilding, currently used for a chicken coop, and a large patio area, offering ample outdoor space for recreation and alfresco dining while providing a safe environment for children to play.

Measurements

Lounge - 15'3 × 11'0 (4.65m x 3.35m)

Kitchen - 10'11 × 9'6 (3.33m x 2.89m)

Dining Room - 10'2 × 9'6 (3.10m x 2.89m)

Snug - 17'9 × 9'3 (5.40m x 2.81m)

WC - 4'11 × 4'9 (1.51m x 1.49m)

Bedroom - 15'2 × 10'11 (4.63m x 3.33m)

Bedroom - 11'8 × 9'8 (3.55m x 2.94m)

Bedroom - 10'2 × 7'9 (3.10m x 2.35m)

Bathroom - 6'11 × 5'7 (2.11m x 1.69m)



Important Information

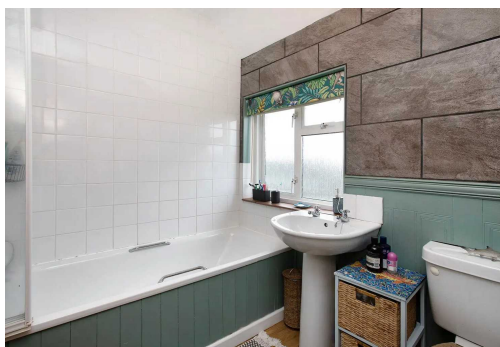
Teignbridge Council Tax Band B
(£1815 per year)

EPC Rating C

Broadband Speed - Ultrafast 1000
Mbps (According to OFCOM)

Mains Gas, Mains Electric, Mains
Water and Mains Sewerage Supplied.

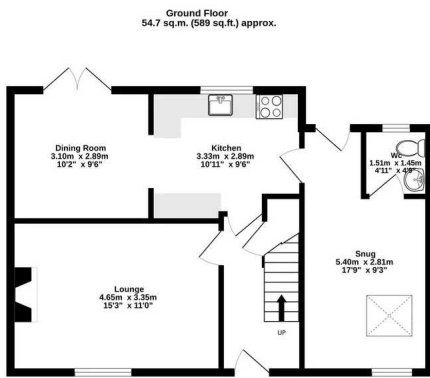
The property is freehold.



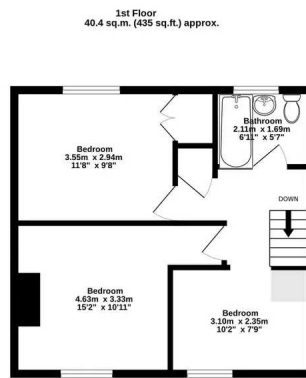
Extended 3-bed semi-detached with traditional charm and modern comforts in sought-after neighbourhood. Lounge with feature fireplace, spacious kitchen, separate dining room, snug/office, cloakroom, and family bathroom. Well-maintained garden with patio and outbuilding.

Located in Buckland, this property is walking distance from the Market town of Newton Abbot. Local to the property is a corner shop, Pharmacy, Primary School and Doctors surgery. Newton Abbot offers a wide range of amenities including shops, bars, restaurants, doctors surgeries and supermarkets. The A38 is a short drive away and provides good transport links.

The rear garden is fully enclosed with block walls and timber fencing. A wooden gate provides access from the front of the house and french doors provide access from the rear. The garden is laid mostly to lawn with a large patio area. A large outbuilding provides a fantastic storage option but is currently utilised as a chicken coop.



Ground Floor
54.7 sq.m. (589 sq.ft.) approx.



1st Floor
40.4 sq.m. (435 sq.ft.) approx.



TOTAL FLOOR AREA : 95.2 sq.m. (1025 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Three Bedrooms
- Spacious Lounge
- Kitchen
- Dining Room
- Snug
- Front & Rear Garden
- Family Bathroom
- Gas Central Heating
- Downstairs Cloakroom
- Great Location
- Freehold



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92+) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | | |
| (55-68) | D | 68 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |