



## 19 Cedar Road, Newton Abbot

£425,000 Freehold

Well Presented Detached Bungalow • Spacious Lounge • Modern Kitchen/Diner • Four Bedrooms • Ensuite • Family Bathroom • Enclosed Rear Garden • Two garages & Driveway • Gas Central Heating • UPVc Double Glazed Windows

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Nestled in the highly regarded Aller Park area of Newton Abbot, this superb modernized detached bungalow offers a unique blend of individual design and Spanish-style frontage. The property enjoys an elevated position, providing open views from the front aspect toward Dartmoor in the distance.

This superb modernised detached bungalow, situated in the highly regarded Aller Park area of Newton Abbot, offers a unique blend of individual design and Spanish-style frontage. The bungalow sits slightly elevated above the road, affording open views from the front aspect toward Dartmoor in the distance. Having been much improved by the current owners, the spacious accommodation includes a lounge that is a comfortable space with a window to the side.

The Kitchen/Diner is an impressive room flooded with natural light. French doors lead out to the rear garden. The kitchen has been recently refitted with an extensive range of wall and base units, work surfaces, matching splashbacks, and an inset single drainer sink. Integrated appliances include a double oven, hob, fridge/freezer, and dishwasher.

The master bedroom has two windows overlook the rear garden, and there's a built-in wardrobe. The modern en-suite shower room features a shower cubicle, vanity wash basin, heated towel rail, and a Velux window.

The three further bedrooms are generous in size, these bedrooms enjoy distant views toward Dartmoor.

The Family Bathroom is a lovely space with a modern white suite comprising a panelled shower bath, low-level WC, vanity wash basin, and heated towel rail.

### **Garden**

The rear garden basks in sunlight and is designed for low maintenance, featuring a spacious paved area perfect for soaking up the sun and outdoor dining, complemented by a flat lawn and elevated flower beds. A side gate opens to a lower gravelled section with a wooden shed. The front garden boasts raised gravelled edges, a walkway, and steps leading to the front door.

**Double garage - 19'11" x 10'5" (6.07m x 3.20m)**

**16'16" x 10'2" (5.05m x 3.11m)**

**2 Parking Spaces**

The concrete driveway offers generous off-road parking and leads to two garages, each with remote-controlled roller doors. The first garage features a utility area at the back and an internal staircase leading up to the bungalow, while the second garage includes an extra storage space on the side.

## MEASUREMENTS

Lounge - 12'0" x 13'0" (3.68m x 3.98m)

Kitchen/Diner - 15'5" x 11'6" (4.71m x 3.53m)

Bedroom - 10'11" x 13'5" (3.35m x 4.10m)

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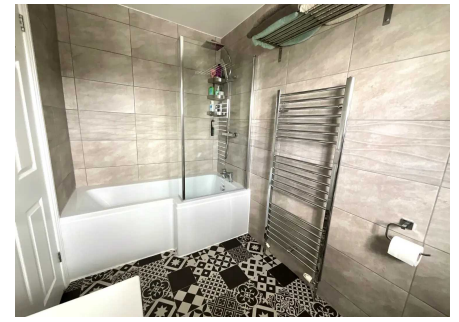
Bedroom - 12'10" x 7'11" (3.94m x 2.41m)

Bedroom - 12'10" x 6'6" (3.94m x 1.99m)

Bathroom - 9'8" x 5'6" (2.95m x 1.70m)

Ensuite - 6'10" x 2'10" (2.11m x 0.88m)

WC - 5'6" x 2'6" (1.70m x 0.77m)



## USEFUL INFORMATION

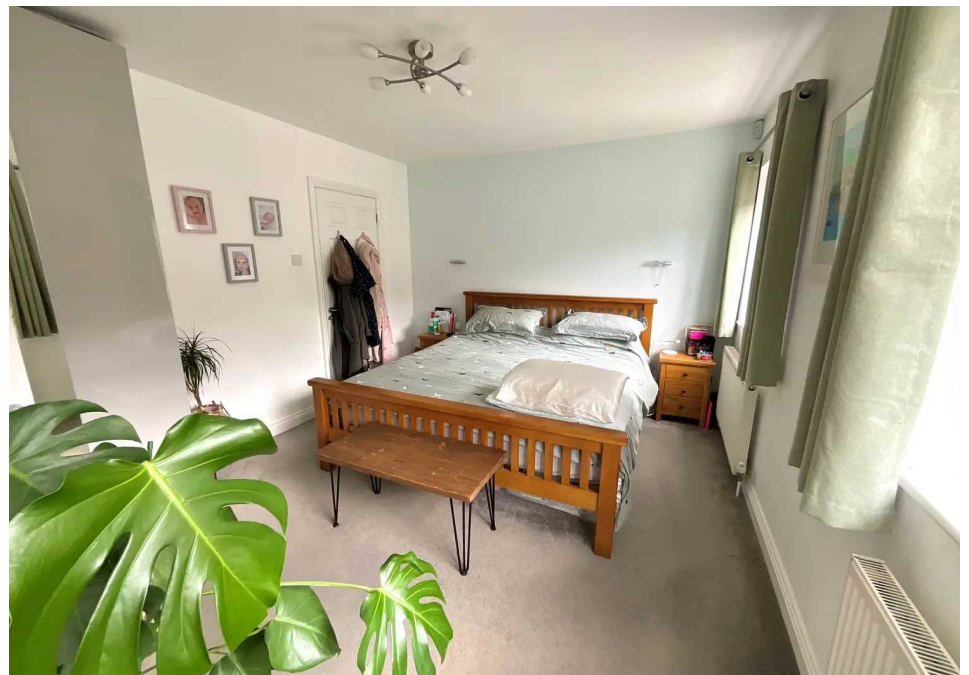
Broadband Speed Ultrafast 1000 Mbps  
(According to OFCOM)

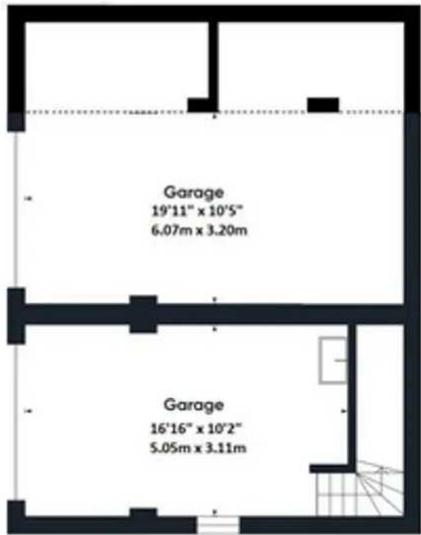
Teignbridge Council Tax Band E  
(£3,017 Per Year)

EPC Rating D

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

The main property is Freehold.





Ground Floor



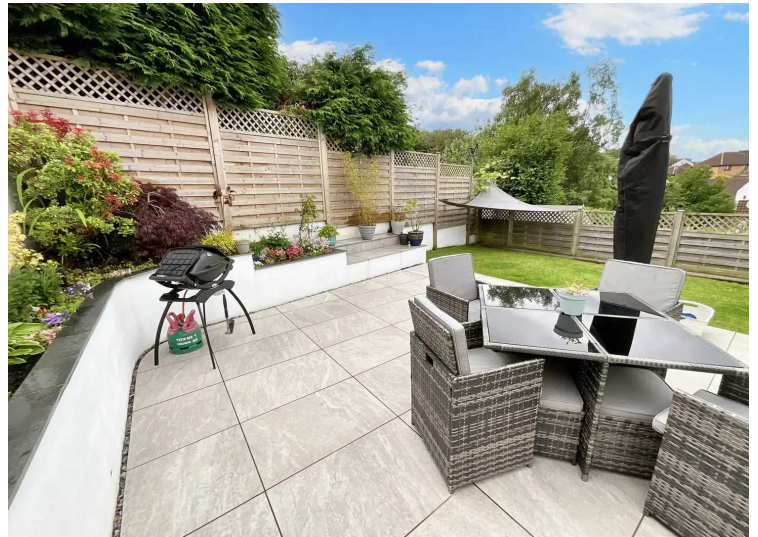
Floor 1

**Approximate total area<sup>(1)</sup>**

1262.22 ft<sup>2</sup>

117.26 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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			
		58	81
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		52
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales			
		EU Directive 2002/91/EC	