



**26 Hill Park**

**Newton Abbot, TQ12 1NU**

**RENDELLS**



# 26 Hill Park Road

Newton Abbot, TQ12 1NU

Guide Price of £350,000

A detached bungalow in the highly sought-after Highweek area. Although in need of modernisation, the bungalow offers an elevated south-facing position with breathtaking views that extend to Haytor, Dartmoor, Denbury Down, Bradley Valley, and Wolborough Hill. The property, which is now on the market for only the second time since its construction, has the potential to expand into the spacious attic for two more bedrooms and a second bath, providing an exciting opportunity.

- Detached bungalow located in the highly desired location of Highweek
- Requiring modernisation and updating with excellent potential
- Large Apex to loft, ideal for loft conversion, subject to relevant consents
- Extensive views towards Haytor and Dartmoor
- Large living room with rural views
- Two double bedrooms
- Kitchen and bathroom
- Large plot (o.14 acres) with south facing gardens in need of organizing.
- Attached garage, driveway and cellar
- Immediate possession on legal completion#
- No chain

The large south-facing plot (c.0.14 acres) and both the front and rear gardens need organizing, with potential to make a real feature of the property. There's a driveway leading to an attached garage. The rear gardens enjoy superb rural views and a sunny aspect throughout the day. As sole agents, we strongly recommend this bungalow for those eager to craft their dream home in this esteemed location.

### Accommodation:

Enter the property through half glazed porch into entrance Hallway with built in cupboard and cupboard housing hot water tank. Hatch to loft with fitted ladder Two radiators. Ample room in hallway for staircase to first floor should a loft conversion. Living room with Upvc double glazed windows enjoying views extending to Haytor, Dartmoor, Denbury Down, Bradley Valley, and Wolborough Hill. Original tiled fire surround. Radiators. Serving hatch to kitchen. Upvc window overlooking rear gardens. Kitchen has a fitted and comprehensive range of base and wall units. Space for cooker and other appliance spaces. Larder and boiler cupboard. Upvc double glazed window. Serving hatch to living room. Radiator. Door to rear porch.

Bedroom one enjoys fabulous rural views from bay window with range of fitted wardrobes. Upvc double glazed window and radiator. Bedroom two is a double room with fitted wardrobes. uPVC double glazed window, radiator. Bathroom in white with WC, wash hand basin and paneled bath.

### Outside:

A large south-facing plot, front and rear of the gardens need organising with scope to make a real feature of the property. Driveway leading to attached garage with a metal up and over door, power and lighting. Door to the rear leading to gardens. Rear gardens enjoy superb rural views and enjoy a sunny aspect throughout the day. Door to useful under property cellar.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 47 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





**Services:**

The property is supplied by mains water, gas, electricity and mains drainage.

**Local and Planning Authority:**

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot TQ12 4XX

**Council Tax:**

Council Tax Band D 2045/2025 £2468.14 per annum

**Energy Performance Certificate:**

Energy Performance Rating Band E (47)

**Tenure:**

The property is freehold with vacant possession - No Chain.

**Wayleaves, Rights & Easements:**

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

**Boundaries, Roads & Fencing:**

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor Agent will be responsible for defining the ownership of the boundary fencing and hedges.

**Viewings**

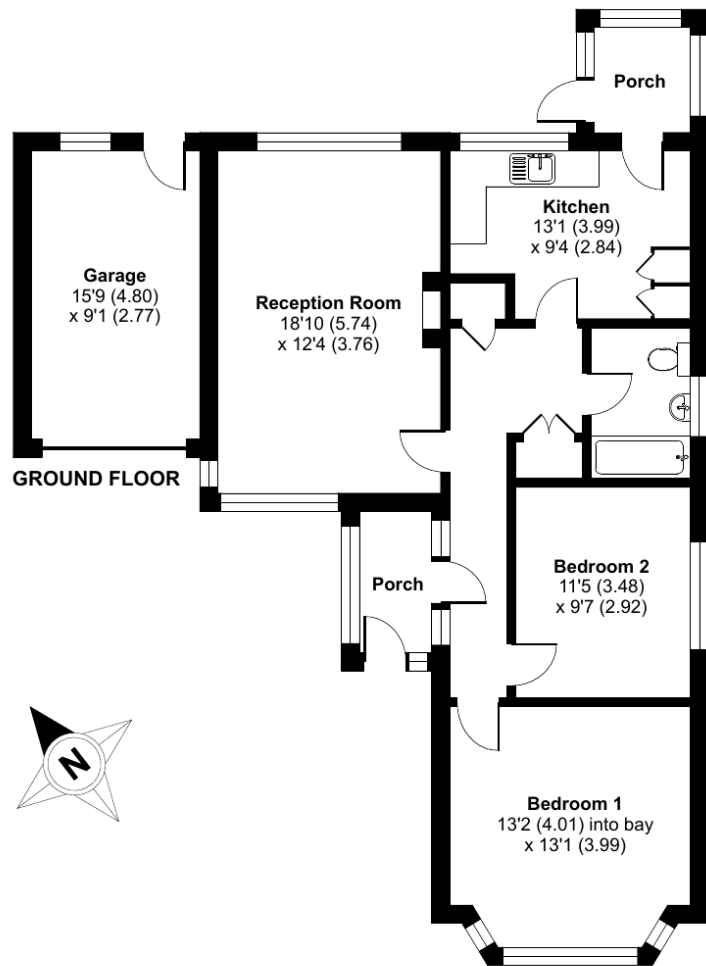
Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881.

**Directions:** From Rendells office continue to the lights and straight across onto Highweek St, at the roundabout take the first left onto Ashburton Rd, turn right at the lights up Coombeshead Rd and turn left onto Coombeshead Rd. Second left onto Castlewood Avenue, turn tight into Hill Park Rd and continue to the end of the Cul-de-sac.

**What3Words:** ///urban.afternoon.tabs







**Consumer Protection from Unfair Trading Regulations 2008**

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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