



**Connells**

Oakland Road  
Newton Abbot



### Property Description

Situated in an elevated position within a popular residential area of Newton Abbot, this three bedroom semi-detached home enjoys impressive far-reaching views across the town and surrounding countryside, while presenting an exciting opportunity for buyers looking to modernise and create a home tailored to their own style.

The property is approached via a private driveway providing off-road parking and access to the detached garage. A gated front garden and pathway lead to the entrance porch and welcoming hallway.

The ground floor accommodation comprises a spacious lounge with a large front-facing window allowing for plenty of natural light. To the rear, the kitchen/diner provides a practical layout with fitted storage units and space for dining, offering excellent potential for refurbishment or reconfiguration to suit modern living.

Upstairs, there are three bedrooms, including two well-proportioned doubles and a further single bedroom ideal for a nursery, home office or dressing room. The family bathroom is fitted with a white suite comprising bath with shower screen, wash hand basin and WC.

Externally, the rear garden benefits from an elevated aspect and features patio seating areas, lawned sections, mature planting, greenhouse and an attractive wisteria-covered pergola, creating a charming outdoor space with plenty of potential for landscaping and entertaining while enjoying the surrounding views.

### Front Of The Property

Driveway parking for multiple vehicles in front of the garage. Low maintenance front garden with a pathway and steps down to the main entrance. Side gate provides access to the rear garden.

### Entrance Porch

Obscure double glazed windows to the sides and door into the main entrance hallway.

### Entrance Hallway

Stairs to the first floor.

### Lounge

13' 7" x 11' 7" ( 4.14m x 3.53m )  
Double glazed window to the front of the property, feature fireplace with gas fire and a wall mounted radiator. Sliding door into the kitchen/diner.

### Kitchen/Diner

14' 9" x 8' 11" ( 4.50m x 2.72m )  
Double glazed window to the rear of the property with far reaching views, wall and base units, one bowl stainless steel sink/drain, space for oven, plumbing for washing machine, storage cupboard, wall mounted radiator and door to the rear porch providing access to the garden.

## First Floor

Sealed units and loft hatch.

## Bedroom One

11' 11" x 8' 6" ( 3.63m x 2.59m )

Double glazed window to the front of the property, built-in wardrobes with sliding doors and a wall mounted radiator.

## Bedroom Two

8' 11" x 8' 6" ( 2.72m x 2.59m )

Double glazed window to the rear of the property with far reaching views, storage cupboard and a wall mounted radiator.

## Bedroom Three

6' 11" x 6' 2" ( 2.11m x 1.88m )

Double glazed window to the front of the property.

## Bathroom

Obscure double glazed window to the side of the property, bath with shower over and sliding glass screen, WC, wash hand basin and a wall mounted radiator.

## Rear Of The Property

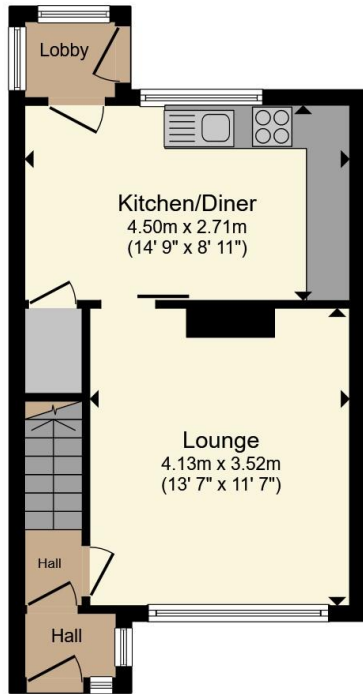
Steps down from the kitchen/diner to the enclosed and sunny rear garden. A patio provides ample space for garden furniture with a wisteria covered pergola. A few steps down to the main lawn, greenhouse and shed. Side gate to the front of the property.

## Garage

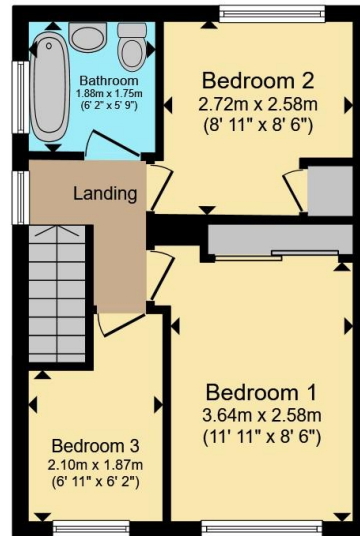
16' 2" x 8' ( 4.93m x 2.44m )

Up and over door.

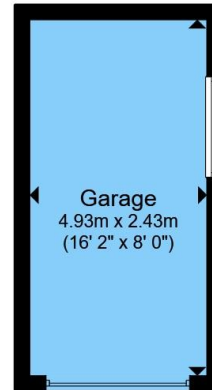




**Ground Floor**



**First Floor**



**Garage**



Total floor area 77.3 m<sup>2</sup> (832 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: B

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Tenure: Freehold



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