



Connells

Park View
Newton Abbot



Property Description

Offered to the market chain free, this spacious four bedroom detached bungalow is situated in the desirable Park View area of Newton Abbot and presents an excellent opportunity for those seeking generous single-level living in a peaceful residential setting.

The accommodation is well laid out and versatile, comprising a bright and spacious living room, a well-appointed fitted kitchen, four well proportioned bedrooms, including a principal bedroom benefiting from its own en-suite shower room, alongside a family bathroom serving the remaining accommodation.

Externally, the bungalow enjoys a maintained private enclosed gardens, ideal for relaxing or entertaining, while a driveway provide ample parking.

The property offers flexible living arrangements ideal for families, downsizers wanting extra space, or those seeking room for guests or home working.

Positioned within a popular area, the property is conveniently located for local amenities, transport links and the wider attractions of Newton Abbot and the surrounding countryside.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Front Of The Property

Driveway parking, well maintained flower beds and fencing. Gate to the rear of the property.

Entrance Porch

uPVC door into the porch. Doors opening into the hallway.

Entrance Hallway

Doors to all principal rooms, storage cupboard, airing cupboard, Karndean flooring and a wall mounted radiator.

Lounge

16' 10" x 11' 10" (5.13m x 3.61m)

Double glazed sliding patio doors to the rear garden, feature fireplace with gas fire log burner and two wall mounted radiators.

Kitchen

15' 4" x 9' 9" (4.67m x 2.97m)

Double glazed window and door to the side of the property, wall and base units, one and a half bowl stainless steel sink/drainer, electric hob with extractor over, integrated eye-level oven, part tiled, plumbing for washing machine, space for fridge/freezer.

Shower Room

Obscure double glazed window to the side of the property, shower cubicle, vanity wash hand basin with storage below, WC and a wall mounted radiator.

Bedroom One

17' x 9' 5" (5.18m x 2.87m)

Double glazed window to the rear of the property, built-in over bed storage, wall mounted radiator and door to the ensuite.

Ensuite

Obscure double glazed window to the side of the property, vanity wash hand basin, WC, fully tiled.

Bedroom Two

14' 2" x 9' 4" (4.32m x 2.84m)

Double glazed window to the front of the property and a wall mounted radiator.

Bedroom Three

13' x 7' 3" (3.96m x 2.21m)

Double glazed window to the rear of the property and a wall mounted radiator.

Bedroom Four

12' 2" x 9' 7" (3.71m x 2.92m)

Double glazed window to the front of the property and a wall mounted radiator.

Rear Of The Property

The good size rear garden is enclosed and has been well maintained. A spacious decking area which leads out from the lounge offers a fantastic space for garden furniture, with steps down into the main landscaped garden with concrete and multiple areas of flower beds, shrubs and mature hedges. Access to an outbuilding provides additional storage and a summerhouse to the head of the garden.

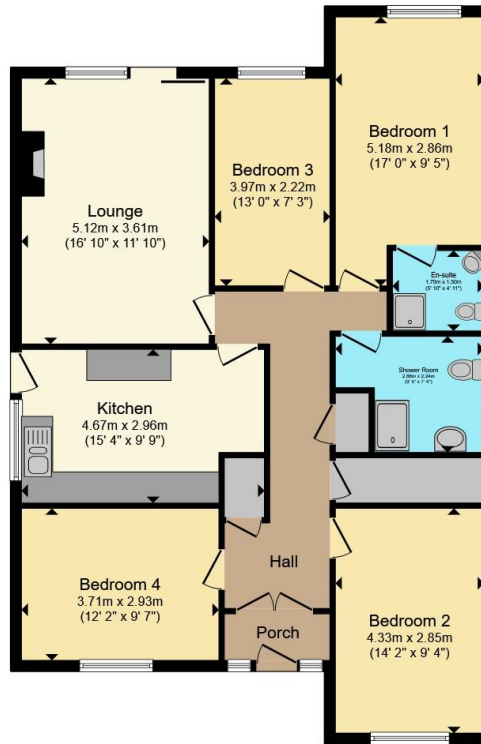
Agent Notes

The property benefits from fully owned Solar Panels.









Total floor area 107.0 m² (1,152 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



To view this property please contact Connells on

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4 Bank Street
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/NAB313358



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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