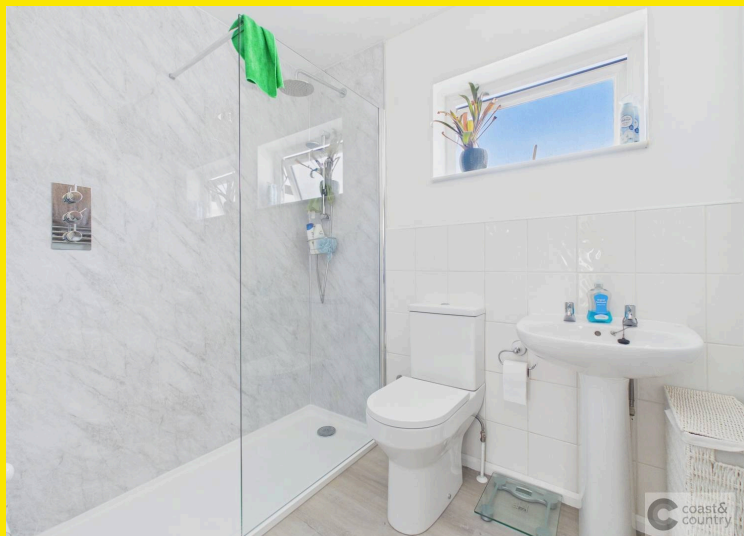




4 Bracken Close, Newton Abbot

OIEO £400,000 Freehold

Virtual Walk-Through Available • Spacious Detached Bungalow • 3 Bedrooms (1 en-suite) • Lounge/Diner & Kitchen/Breakfast Room • Modern Shower Room • Landscaped Gardens • Single Garage & Driveway • Sought After Cul-de-sac Location • Internal Viewing Recommended • EPC: D67





Nestled within a highly sought after cul-de-sac within the popular Aller Park area of Newton Abbot, this spacious three-bedroom detached bungalow offers versatile and well-presented accommodation, perfect for those seeking single-level living in a peaceful residential setting. The property is thoughtfully arranged to provide a welcoming and practical living environment, with a generous lounge/diner that benefits from ample natural light, creating a warm and inviting atmosphere for relaxing or entertaining. The kitchen/breakfast room is well equipped with a range of fitted units and integrated appliances, ensuring a functional space for daily living and casual dining. There are three comfortable bedrooms, one which the seller is currently using as a separate dining room, including a guest bedroom with its own en-suite shower room, while a contemporary family shower room serves the remaining bedrooms, providing convenience and style. With a video walk-through available and internal viewing highly recommended, this property presents a rare opportunity to secure a detached bungalow in a peaceful and well-regarded neighbourhood, with all the benefits of modern living and a practical layout that will suit a wide range of buyers.

The bungalow's location is a real highlight, situated in a quiet and established cul-de-sac that enjoys a strong sense of community. Residents benefit from easy access to a variety of local amenities, including shops, supermarkets, and healthcare facilities, all within a short distance. Excellent transport links are readily available, with nearby bus routes and road connections providing swift access to surrounding towns and the wider region. The area is well regarded for its peaceful environment, making it ideal for those seeking both tranquillity and convenience.

Accommodation

The accommodation is arranged on a single level for ease of access. Through a practical entrance porch, the entrance hall then leads into the spacious lounge/diner, which features large windows, views over Dartmoor and a flexible open-plan layout, ideal for both relaxation and entertaining guests. The kitchen/breakfast room is situated to the side of the property, offering ample worktop space and storage, with room for informal dining. The principal bedroom benefits from fitted wardrobes, Bedroom two is currently used as a dining room and the third bedroom has an en-suite shower room. There is also a well-proportioned and stylish family shower room with contemporary fittings and tiling.

Gardens

Outside, the property boasts well-tended and easy to maintain gardens, including a lawned area with mature birch tree and paved terrace at the front of the property, with sliding glass doors to the lounge. A brick paved terrace at the rear of the property, with steps to a lawned area, bordered by mature shrubs and tiered planter provides a tranquil retreat for enjoying warm summer evenings or entertaining guests.

Parking

The property further benefits from a single garage and ample private driveway, providing secure and convenient off-road parking for multiple vehicles.

Agent's notes

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Please note that select trees within the boundary of this property are subject to a Tree Preservation Order.

EPC Energy Efficiency Rating: D



Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.