

**SAMPLE
MILLS**



**St Lukes Road
Aller Park
Newton Abbot
Devon**

£350,000
FREEHOLD





30 St Lukes Road, Aller Park, Newton Abbot, Devon TQ12 4ND

£350,000 freehold

A mature Detached Bungalow comprising an entrance hall, lounge, improved kitchen/diner, 2 bedrooms and a shower room. From the entrance hall, stairs rise to an attic room/bedroom 3. The property also has gas central heating, uPVC double glazing, a newly fitted driveway with ample off road parking, garage and an enclosed garden to the front and rear.

Situated in the original Aller Park area of Newton abbot, close to amenities including shops, bus services and Miler woods with its beautiful walks, together with gaining easy access to Newton Abbot and Torbay with its further range of facilities and amenities and the link road to Exeter. From the principle rooms, far reaching views over towards Decoy, Wolborough Hill, Highweek Church and Dartmoor are obtained.



uPVC part double glazed door opening through to:

Entrance Hall

Radiator. Staircase rising to the attic room/bedroom 3. Picture rail. Door opening through to:

Living Room – 4.00m x 3.34m (13'1" x 10'11")

Two radiators. TV point. Telephone point. uPVC double glazed bay window overlooking the front garden and enjoying far reaching views over towards Decoy, Wolborough Hill, Knowles Hill, Highweek Church, Dartmoor and Haytor beyond.



Improved Kitchen/Diner – 3.33m x 3.23m (10'11" x 10'7")

Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas incorporating splashbacks. Gas cooker point. Plumbing for washing machine. Space for fridge. Cupboard housing gas boiler for hot water and central heating system. Additional base units with worktop surface over. uPVC double glazed windows to two aspects overlooking the side and rear. uPVC half double glazed door providing access to the rear garden.



Bedroom 1 – 3.35m x 2.70m (11'0" x 8'10")

Radiator. uPVC double glazed window enjoying similar views to that of the living room. Picture rail.

Bedroom 2 – 3.32m x 3.10m (10'11" x 10'2")

Radiator. uPVC double glazed window overlooking the rear garden.

Shower Room

Tiled shower cubicle with fitted shower. Inset wash-hand basin with cupboard space below and tiled splashback. Heated towel rail. Low level w/c. Obscure uPVC double glazed window to two aspects. Inset spotlights.



From the entrance hall, staircase provides access to:

Attic Room/Bedroom 3 – 4.80m x 4.57m (15'9" x 15'0")

Eaves storage. Double panelled radiator. Telephone point. uPVC double glazed window overlooking the rear garden. An additional uPVC double glazed window overlooking the front, again from which far reaching views over the surrounding area towards Decoy, Wolborough Hill, Highweek Church, Knowles Hill, Dartmoor and Haytor are obtained.



Outside

To the front of the property, there is a garden predominately laid to lawn with various bushes, plants and shrubs. There is a side path providing access to the rear, which has an enclosed area laid to patio with a garden predominately laid to lawn stocked with a host of mature bushes, trees, plants and shrubs. There is a further patio area to the top of the garden and a courtesy door through to the garage (5.20m x 2.45m - 17'1" x 8'0") plus off road parking and newly fitted driveway.

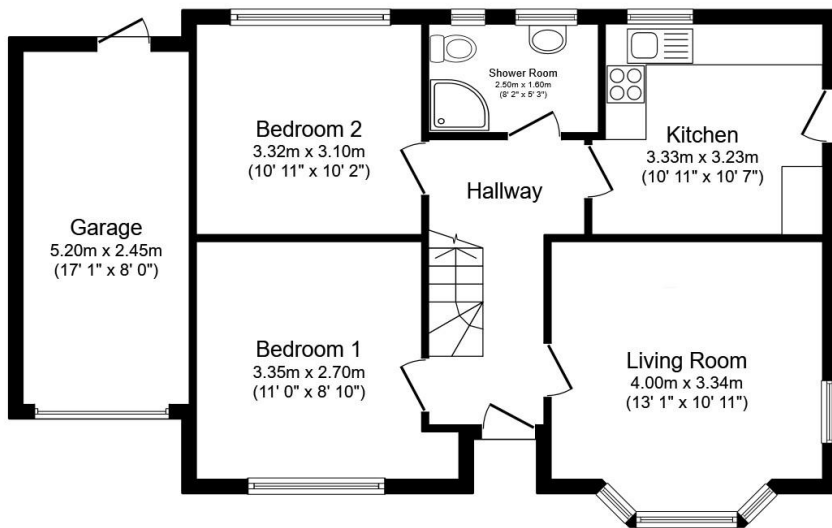


Agent's Note

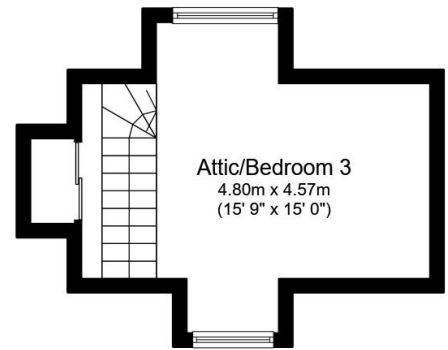
Council Tax Band: 'D' £2714.78 for 2026/27

EPC Rating: 'E'

Long Term Flood Risk: Very Low



Ground Floor



First Floor

Total floor area: 93.3 sq.m. (1,004 sq.ft.)

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.