

44 Aller Brake Road, NEWTON ABBOT - TQ12 4NL

Offers Over **£315,000**

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44 Aller Brake Road

NEWTON ABBOT, Newton Abbot

A recently refurbished two bedroom detached bungalow with no onward chain, driveway and garage parking in a sought after Newton Abbot location..
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached bungalow
- No onward chain
- Driveway parking for two cars
- Recently refurbished & redecorated throughout
- Sought after & established location
- Modern kitchen/dining room with integrated applicances
- Spacious sitting room
- Two double bedrooms
- Generous sized single garage
- Front and enclosed rear terraced garden

44 Aller Brake Road

NEWTON ABBOT, Newton Abbot

Aller Brake Road is situated within the popular Aller Park area of Newton Abbot, offering a convenient and well-connected setting with a good range of amenities, schools and transport links close at hand. For day-to-day shopping, Sainsbury's at Penn Inn is approximately 0.4 miles away, with Morrisons Daily also around half a mile from the area, providing convenient options for groceries and everyday essentials. Further shopping can be found in Newton Abbot town centre, which is less than two miles away and offers a broad selection of independent shops, national retailers, cafés, restaurants and services. The town's Market Walk and traditional market further add to the range of amenities available. The location is particularly well placed for families, with a number of schools within easy reach. Decoy Community Primary School is approximately 0.6 miles away, while Haytor View Community Primary School and Nursery is around one mile away. Newton Abbot College, South Devon UTC and Coombeshead Academy provide secondary and

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providing connections towards Newton Abbot and onward towards Torbay and Brixham. The 174 service area, linking Newton Abbot with The outh and Torbay Hospital. There are stops along Aller Brake Road, Brake Road Top and Aller Brake Road g public transport readily accessible. Newton Abbot town centre and railway station are



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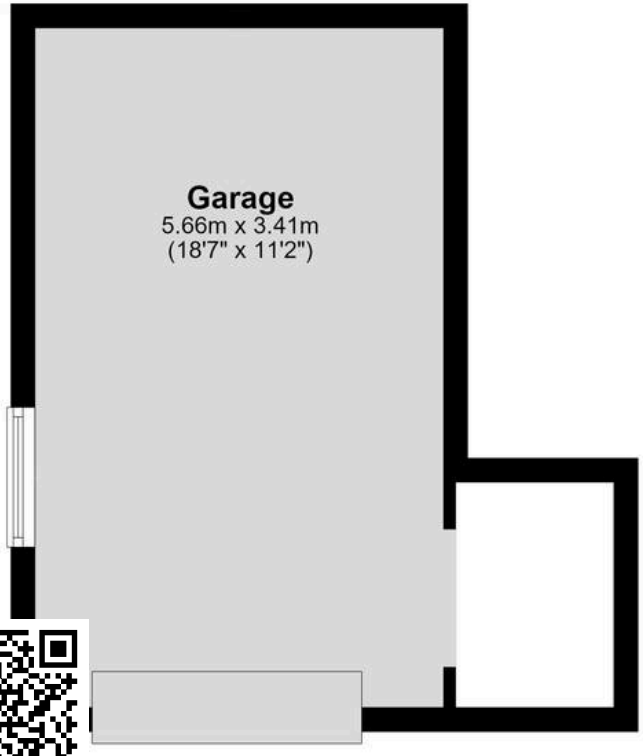
Ground Floor

Approx. 76.4 sq. metres (822.7 sq. feet)



Lower Ground Floor

Approx. 21.9 sq. metres (236.2 sq. feet)



Total area: approx. 98.4 sq. metres (1058.9 sq. feet)