84 Aller Park Road, Newton Abbot

Guide £325,000 Freehold

Virtual Walk-Through Available • Detached Bungalow • In Need Of Refurbishment • 3 Double Bedrooms • Lounge • Kitchen • Bathroom • Entrance Porch & Inner Hall • Front & Rear Gardens • Driveway & Garage

Situated in the highly sought-after Aller Park Road within Newton Abbot, this property occupies an enviable position. The home boasts stunning, far-reaching countryside views looking out towards the scenic Decoy Country Park, blending neighbourhood convenience with a beautiful natural backdrop.

The highly regarded Aller Park area of Newton Abbot offers easy access to the new A380 link road. Approximately two miles away is Newton Abbot's vibrant town centre with a mix of independent traders, national retailers, restaurants, coffee shops and bars. Other amenities include a hospital, leisure centre, parks, various primary and secondary schools, further education centres and mainline railway station with direct links to London Paddington.

Accommodation

A timber front door opens into the entrance porch with a mono-pitch roof, leading into a central hallway equipped with a wall-mounted gas heater and a built-in airing cupboard with slatted shelving housing the hot water cylinder. The spacious lounge serves as a comfortable reception room, centred around a traditional gas fire and featuring coving, a radiator, and large windows framing the countryside views. The kitchen and breakfast room comprises a range of wall and base units with roll-edge work surfaces, a breakfast bar, and a stainless-steel sink with a matching drainer. It provides plumbing and space for a washing machine, space for a cooker, a built-in pantry with slatted shelving, and a side door opening to the gardens. The sleeping quarters consist of three well-proportioned double bedrooms. Bedroom one includes a wall-mounted gas heater and a rear aspect, bedroom two also overlooks the rear garden, and bedroom three sits to the front of the home featuring decorative coving. Serving the property is a complete family bathroom featuring a panelled bath with twin hand grips, a pedestal wash hand basin, a low-level WC, and a separate walk-in shower cubicle with a raised shower tray.

Outside

To the front, the garden is primarily laid to lawn, framed by mature bushes, shrubs, and bordering plant beds. Paved pathways extend down both sides of the property, providing secure pedestrian access to the rear. The private and highly secluded rear garden features steps leading up to an elevated lawned area, completely enclosed by natural boundaries to offer an excellent degree of privacy.

Parking

The property benefits from a private driveway that provides convenient off-road tandem parking for two vehicles. The driveway leads directly to a single garage equipped with a traditional up-and-over door, offering excellent additional storage or secure parking.

Agent's Notes

Council Tax: Currently Band D

Tenure: Freehold

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

Benefits from a gas boiler providing hot water and feeding one radiator. There are also independent gas heaters of some age which will require replacement/upgrading.

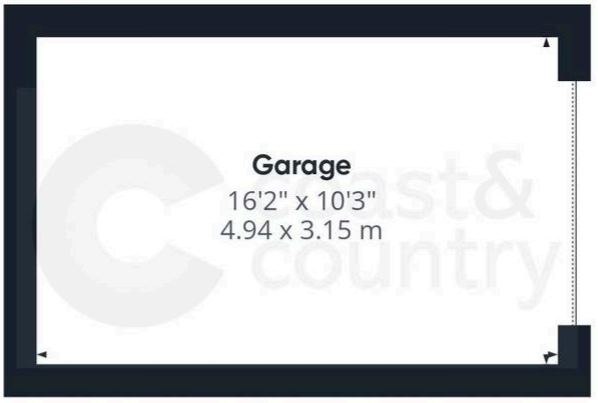
This property is subject to a grant of probate.

EPC Energy Efficiency Rating: E

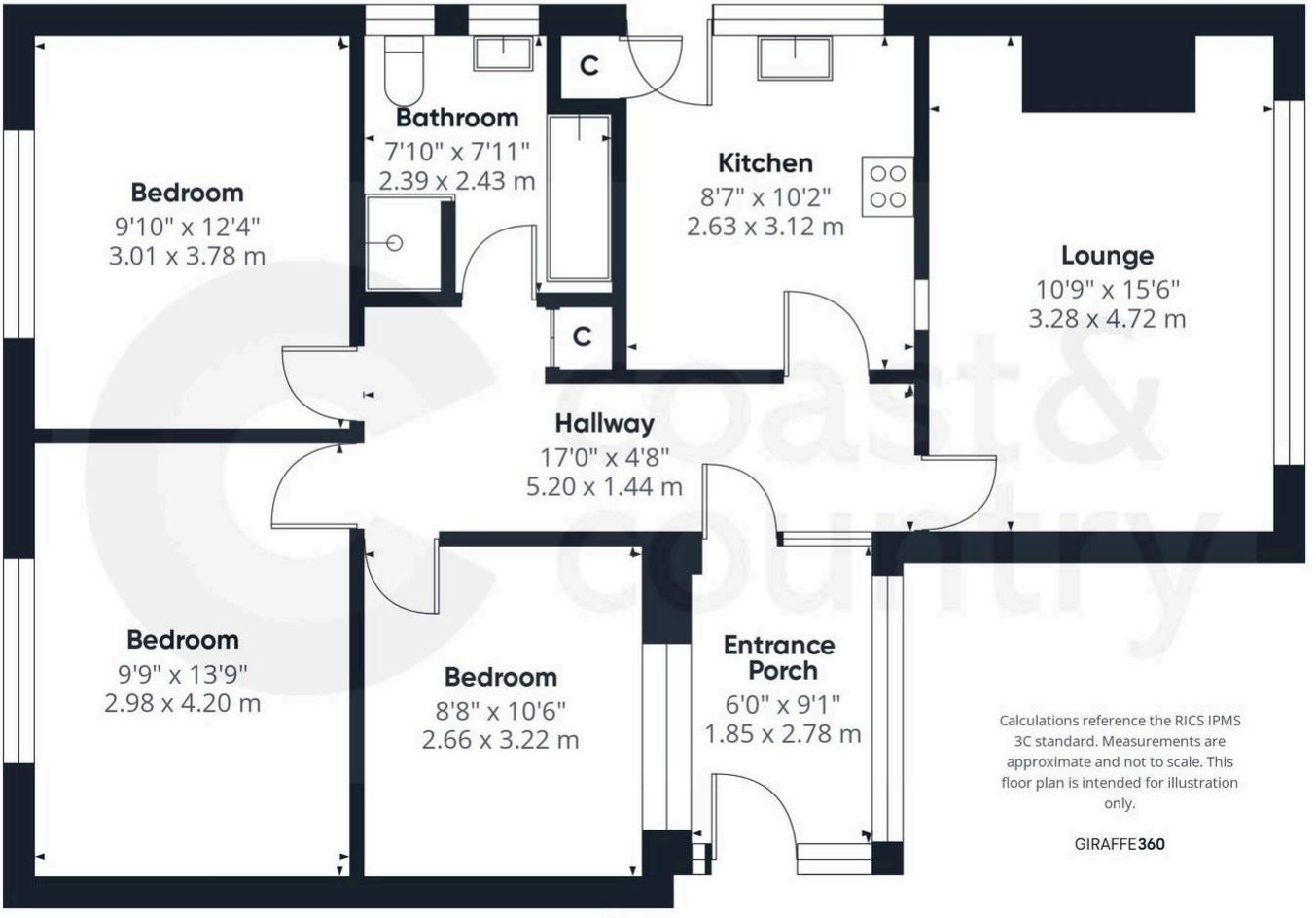
Approximate total area

980 ft²

91.1 m²



Ground Floor



Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

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 ± 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.