

CHRISTOPHER SCALES

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Twickenham Road, Newton Abbot,

£325,000

A well-presented detached bungalow in a sought-after residential location with ample parking, planning permission (Lapsed Dec 24) to extend the accommodation and views towards Dartmoor. The property could be reinstated to three bedrooms by reverting the utility room to the bathroom, and bathroom to bedroom three.

Twickenham Road is located in the popular Milber area of Newton Abbot which is conveniently placed for road links for the A380/Exeter/M5 and beyond and also Torbay. Nearby facilities include a Convenience stores, primary schools and a Sainsbury's supermarket at Penn Inn Roundabout.

Approached from the road, double gates open onto a driveway providing off-road parking for 3/4 vehicles and leading to a detached single garage. A pathway then leads to a covered front veranda which enjoys far reaching views across the area towards Dartmoor. Once inside, a spacious reception hall leads to the accommodation which comprises a dual aspect sitting room to the front aspect, kitchen with door opening onto the rear garden, two double bedrooms, a spacious four-piece bathroom/WC and a utility room. At the rear of the property is a good-sized enclosed garden with an open outlook, a detached workshop/bike store which offers a level access from the front, timber garden shed and gated access to either side of the property. An internal inspection is highly recommended in order to appreciate the accommodation on offer.

Covered veranda with far reaching views towards Dartmoor, three steps leading to composite door with stained glass inset,

RECEPTION HALL - 4.04m x 1.07m (13'3" x 3'6") Coved ceiling with pendant light point, radiator with thermostat control, cupboard housing the electric meter and consumer unit, timber flooring, telephone point, doors to,

SITTING ROOM - 4.75m x 3.1m (15'7" x 10'2") Coved ceiling with light point, dual aspect with UPVC double glazed windows to side and front with views to Dartmoor, radiators with thermostat control, fireplace with inset gas fire, TV connection point.

KITCHEN - 4.72m x 2.49m (15'6" x 8'2") Coved ceiling with inset spotlights, dual aspect with UPVC double glazed windows to rear and side, radiator with thermostat control, UPVC obscure glazed door opening onto the rear garden. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset four ring gas hob, tiled surrounds, matching eyelevel cabinets, space for fridge freezer, space for slimline dishwasher, built-in electric oven, wall mounted boiler.

UTILITY ROOM - 1.78m x 1.52m (5'10" x 5'0") Coved ceiling with pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control, space and plumbing for washing machine and tumble dryer with worktop over.

BEDROOM ONE - 5.13m x 2.9m (16'10" max x 9'6") Coved ceiling with pendant light points, dual aspect with UPVC double glazed windows to rear and side with distant countryside views, radiator with thermostat control.

BEDROOM TWO - 4.14m x 2.9m (13'7" x 9'6") Coved ceiling with pendant light point, dual aspect with UPVC double glazed windows to front and side with far reaching views towards Dartmoor, radiator with thermostat control.





BATHROOM/WC - 2.9m x 1.96m (9'6" x 6'5") Coved ceiling with inset spotlights, extractor fan, UPVC obscure glazed window. Comprising shower cubicle with sliding glazed door, panelled bath with mixer tap over, vanity unit with inset wash hand basin, WC, heated towel rail, tiled walls.

OUTSIDE

FRONT

To the front of the property is a driveway providing off road parking comfortably for 3/4 vehicles and leading to the detached garage. To the side is a ramp or steps leading to a covered patio/seating area with far reaching views towards Dartmoor.

REAR

To the rear of the property is a good-sized garden enclosed by block wall and timber fence, accessed from the kitchen onto a large paved patio with raised planters which then leads to a level lawned area with raised planting/shrub border to the rear. To the side is an additional patio/gravelled area providing additional seating space. There is gated access to either side of the property, a large timber garden shed, a block-built garden store/workshop with light and power, external power socket, external tap.

WORKSHOP - 7.09m x 1.73m (23'3" x 5'8") Accessed via double UPVC doors to the front, light points, UPVC double glazed windows and single door side, multiple power points and this space could easily be used as a home office.

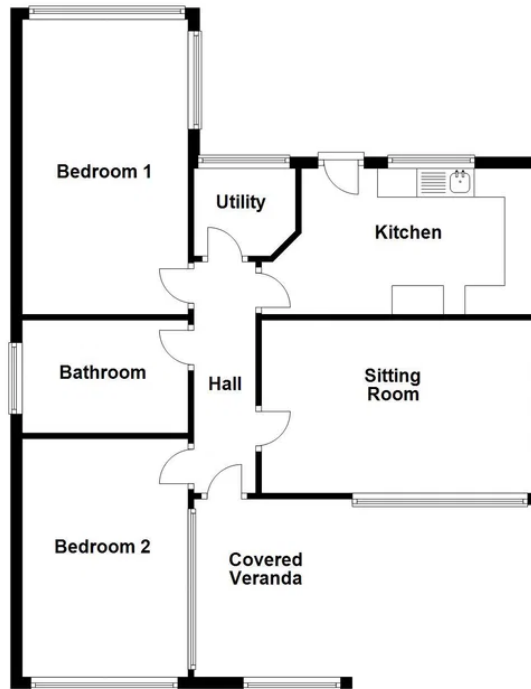
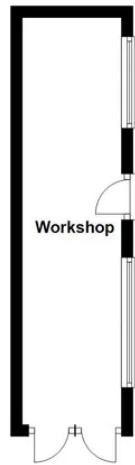
AGENTS NOTE Please note that this property has planning permission (Lapsed Dec 24) to extend the accommodation further and additional information can be found at teignbridge.gov.uk with reference number [21/02678/HOU](https://www.teignbridge.gov.uk/permissions/21/02678/HOU)

USEFUL INFORMATION

Tenure – Freehold
Age - 1950's
Heating - Gas central heating
Drainage - Mains
Windows - Double glazed
Council Tax - Tax band C
EPC Rating - E/40 potential - B/83
Broadband - 1800
Mobile - Signal strength (0-4) EE: 3, Three: 4, O2: 4, Vodafone: 4



Floor Plan



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