



Aller Park Road, Newton Abbot

3x  2x 

ENERGY
RATING
TBC

- Video Walk-through Available
- Detached Split-Level Bungalow
- 3 Bedrooms (1 Lower Ground Floor)
- Lounge, Dining Room, Kitchen
- Separate Utility

- 2 Shower Rooms (1 en-suite)
- Integral Double Garage and Driveway
- Landscaped Rear Garden
- Open Views from the Front
- Sought-After Aller Park Address

Guide Price:
£410,000
FREEHOLD

21 Cedar Road, Newton Abbot, TQ12 4NY



1000s of homes sold in Teignbridge

78 Queen Street, Newton
Abbot, Devon, TQ12 2ER

21 Cedar Road, Newton Abbot, TQ12 4NY

Well maintained and immaculately presented this individual detached bungalow has much to offer.

A credit to the current long-term owners, the property is located in the highly-favoured and well-established district of Aller Park; an area made up of mainly detached homes which is around a mile and a half from Newton Abbot's town centre. The well-served town centre with its excellent range of shops, schools, bars/restaurants, businesses and mainline railway station. The property is also conveniently located for access to the A380 South Devon Link Road south to Torbay (around four miles) and north to Exeter and the M5 (around twelve miles).

The property occupies a lovely plot with the front enjoying an open aspect towards Newton Abbot. At the rear, the garden is beautifully landscaped and well-established. Enjoying a high level of privacy and being fully-enclosed the rear garden is presented on three interconnecting levels, the main one being adjacent and level to the rear of the bungalow with paved areas, raised planters and neatly tended lawns. A few steps lead down to a lower level with timber shed, greenhouse and paved patio with a couple of steps down to a further sheltered terrace. A good-sized integral double garage with remote electric door and double-width driveway provide the parking.

The Accommodation:

The accommodation is beautifully presented; decorated with neutral tones and enjoying plenty of light. The front door with side panel opens to a spacious reception hallway with feature arch and both recessed broom/cloaks and airing cupboards off. A double aspect lounge enjoys the open aspect through a picture window at the front whilst at the rear with a patio door to the rear garden is a separate dining room. Also overlooking the rear garden is the kitchen / breakfast room with comprehensive range of cabinets and roll top counters. Integrated appliances include an eye level oven and separate combination microwave oven, inset hob, extractor hood and fridge / freezer with matching doors. A separate plumbed utility room has fitted cupboards and a door to the outside. Also with a door off the hallway is a useful study space. There are two double bedrooms on this main level both with fitted wardrobes and the principal enjoying the view and having a modern fully tiled ensuite shower room with WC and basin. Completing the picture on this level is a further up to the minute fully tiled family shower room with oversized shower cabinet WC and basin. The third bedroom is on a lower level with patio

doors to an adjacent terrace and is currently used as an art room and is approached from a lobby with study recess and door to the integral garage which is accessed from a staircase descending from the reception hallway.

Parking:

Integral double garage and double-width driveway.

Gardens:

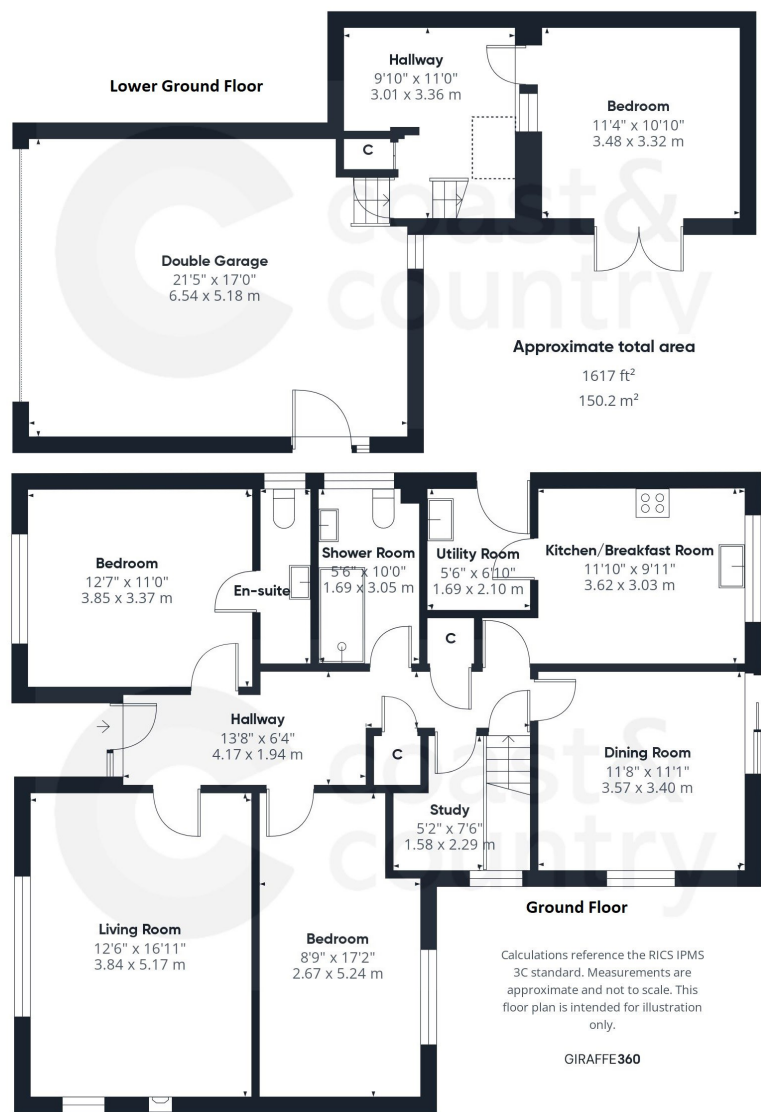
Secluded rear garden beautifully presented and landscaped with lawns, terraces and planting. Shed and greenhouse.

Directions:

From Penn Inn roundabout, take the exit for Milber. Turn right onto St Marychurch Road then take the second right into Aller Brake Road. Take the first left into Birch Road and then turn left into Fern Road. Cedar Road is the next turning on your right.



21 Cedar Road, Newton Abbot, TQ12 4NY



Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.