



Newton Abbot

3x  1x 

ENERGY
RATING
D68

- Video Walk-through Available
- Semi-Detached Property
- 3 Bedrooms
- 2 Reception Rooms
- Modern Kitchen & Bathroom
- Front & Rear Gardens
- Driveway Parking
- Additional Outbuildings
- Popular Residential Location
- Ideal Family Home

Guide Price:
£260,000
FREEHOLD

45 Oakland Road, Newton Abbot, TQ12 4EE



1000s of homes sold in Teignbridge

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

45 Oakland Road, Newton Abbot, TQ12 4EE

A spacious, three-bedroom, semi-detached family home, situated in a popular residential location. The accommodation boasts two reception rooms, three bedrooms, kitchen and shower room/WC. Gas central heating and uPVC double glazing are installed and outside there are easy to maintain gardens and driveway parking. Internal viewings are highly recommended to appreciate the location and accommodation on offer. The property will appeal to a wide range of buyers, making an ideal family home, first time buy or investment for letting.

Oakland Road is situated within Buckland which is convenient for a range of local amenities including a primary school, various shops and a bus service to Newton Abbot town centre approximately one mile away. For the commuter, the A380 linking Torbay and Exeter is approximately half a mile away, and the mainline railway station within walking distance.

The Accommodation:

A uPVC leaded, double-glazed entrance door leads to the entrance hallway with stairs to the first floor and cupboard under. The lounge has a double-glazed window to the front, and the kitchen has a range of wall and base units with work surfaces and matching splashback. There is an inset, single drainer sink unit, built-in oven and hob, wall mounted gas boiler, under stairs storage cupboard, uPVC double-glazed window and uPVC part-obscure double-glazed door to the outside. The dining room has uPVC double-glazed French doors leading to the rear garden.

Upstairs on the first floor the landing has a storage cupboard and access to the loft. Bedroom one has a uPVC double-glazed window to the front and a recessed storage area. Bedroom two has a uPVC double-glazed window to the rear and bedroom three has a uPVC double-glazed window to the front with storage area. The part-tiled bathroom has a suite which comprises a panelled bath with mixer tap and shower attachment, low-level WC and vanity wash basin with a uPVC double-glazed window to the rear.

Parking:

Outside to the front there is a brick-paved driveway providing off road parking for one car.

Gardens:

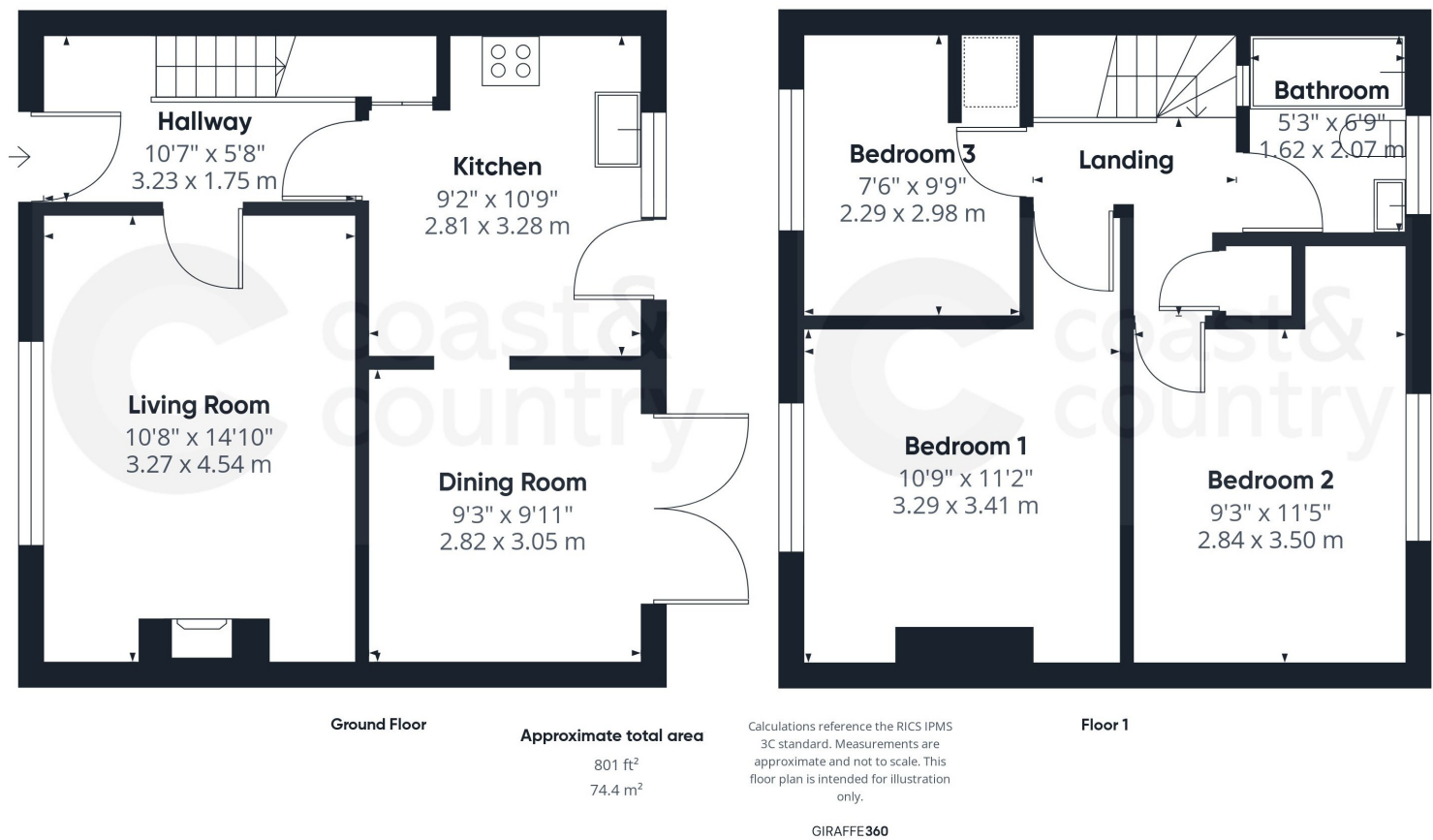
At the front, a gently sloping lawned garden with shrubs, a path to the front door and gate leading to the rear garden. The rear garden boasts a generous size with paved patio, lawn, selection of shrubs, outside WC and two outside stores.

Directions:

From the Penn Inn roundabout take the Combeinteignhead exit. Turn left at the traffic lights into Queensway. Take the first right into Buckland Brake. Take the first right into Oakland Road.



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Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 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.