



Newton Abbot

3x  1x 

ENERGY
RATING
C69

- Video Walk-through Available
- Mid-Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- Generous Gardens
- Ideal First Home or Buy-to-let
- Gas Central Heating & Double Glazing
- Popular Residential Location
- Convenient for A380
- Early Viewings Recommended

Guide Price:
£230,000
FREEHOLD



38 Oakland Road, Newton Abbot, Devon, TQ12 4EA

A spacious three-bedroom mid-terraced family home situated in a popular location boasting spacious accommodation and a generous sized rear garden. The ground floor is light and airy with a spacious lounge, separate dining room and a kitchen. Upstairs there are three good sized bedrooms and a family bathroom gas central heating and double glazing are installed and outside there are front and rear gardens and a selection of outside stores and utility. 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 1/2 mile away and the mainline railway station within walking distance.

The Accommodation:

A UPVC part obscure double glazed entrance door leads to the entrance hallway with stairs to first floor. The lounge has UPVC double glazed patio doors leading onto the garden. The dining room has a UPVC double glazed window to front, under stairs cupboard and opening to the kitchen which has a range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, built-in double oven and hob, space for appliances, tiled flooring, UPVC double glazed window and part double glazed door leading to outside.

Upstairs on the first-floor landing there is a UPVC double glazed window and airing cupboard with cylinder and shelving. Bedrooms one and two have UPVC double glazed windows to rear overlooking the garden and bedroom three has a UPVC double glazed window to front. The bathroom has a white suite comprising panel bath with shower over, screen, low level WC, vanity wash basin and UPVC obscure double-glazed window.

Outside:

Outside to the front there is a paved path leading to the front door and the garden has a range of shrubs and gravelled borders. The rear garden is a very good length and enjoys a sunny aspect with paved patio, lawned area, variety of shrubs and a crazy paved path leading to a wildflower garden with oak trees and gate leading onto the Sheldon Road. There are also a variety of outhouses comprising storage areas, utility area with Belfast sink and outside WC.

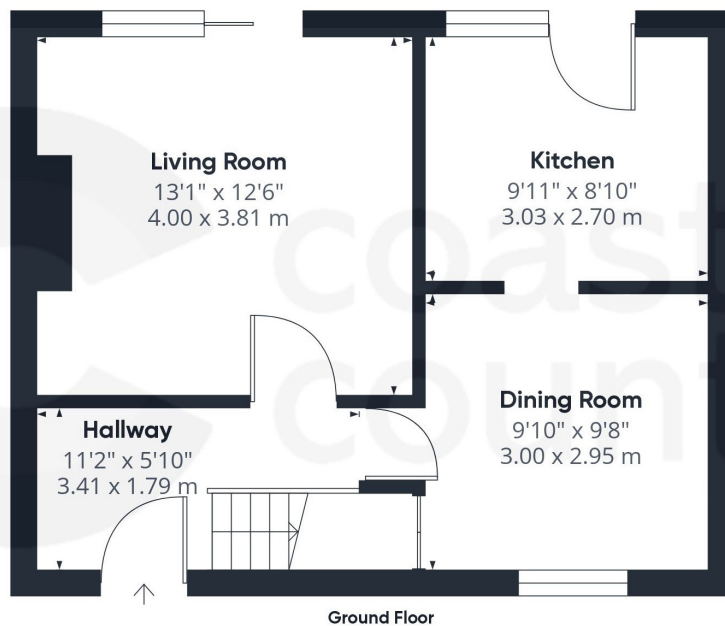
Parking:

On street only.

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.



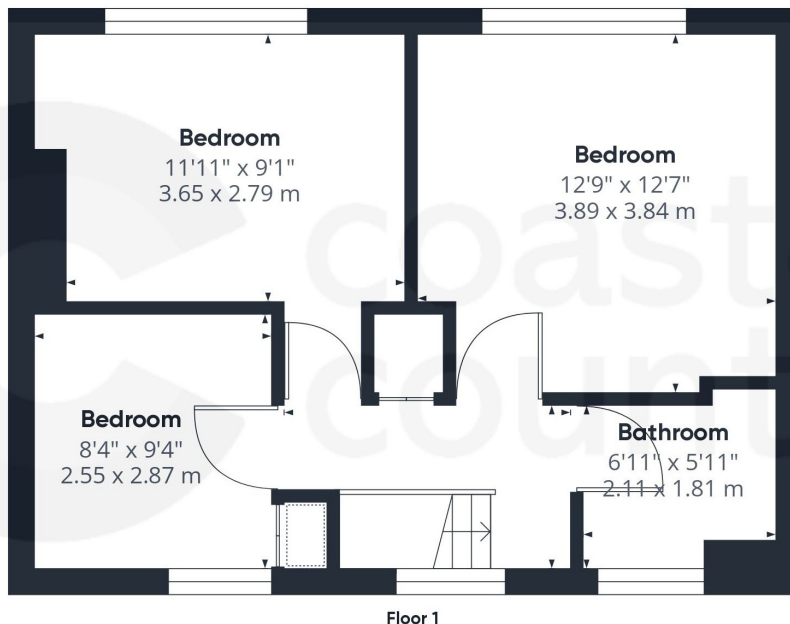


Approximate total area

871.04 ft²
80.92 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	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.