



## Newton Abbot

- Versatile Detached Dormer Bungalow
- 3 Bedrooms (master en suite)
- 2 Reception Rooms & Conservatory
- Ground Floor Bathroom
- Double Glazing & Gas Central Heating
- Front & Rear Gardens
- Garage & Driveway Parking
- Viewing Highly Recommended

Asking Price:  
**£380,000**  
 Freehold  
 EPC: D62



# 70 Aller Brake Road, Newton Abbot, TQ12 4NL - Draft

Situated in a highly desirable residential location is this well-presented 3 / 4 bedroom detached dormer bungalow. The spacious and versatile accommodation includes a large lounge, a comprehensively fitted kitchen and a lovely conservatory. There is a separate dining which could be used as a 4th bedroom if required and the master bedroom boasts an en-suite shower room. Gas central heating and double glazing are installed. Internal viewings come highly recommended to appreciate the location and accommodation on offer.

Aller Brake Road is a highly sought after location approximately 2 miles from the market town centre. There is a bus route and supermarket close by and the bungalow also benefits from easy access onto the A380 linking Torbay with Exeter (M5 beyond). Newton Abbot has a wide range of shopping, business and leisure facilities, primary and secondary schools and a hospital. For the commuter there is a mainline railway with direct links to London Paddington. Aller Park is also within a 20-30 minute drive from the coast resorts of Torbay, Teignmouth and Dawlish and also the Dartmoor National Park.

## The Accommodation

The spacious hallway with stairs to the first floor gives access to the dual aspect lounge, which is of a generous size, with windows to front and side and a feature fireplace. The kitchen was refitted in 2016 and extensively fitted with a modern range of units and integrated appliances including Neff oven, hob and dishwasher. There is also an integrated fridge/freezer. From the kitchen there is a door leading to a lovely conservatory with French doors to the garden. Also on the ground floor there is a bedroom, a dining room which could be used as a fourth bedroom and there is also a bathroom with archway to a shower area. Upstairs there are two further bedrooms, the master with an en-suite shower room.

## Ground Floor

Entrance Hallway	
Lounge	23' 5" (7.14m) x 12' 3" (3.73m)
Kitchen	11' 9" (3.58m) x 9' 9" (2.97m)
Conservatory	12' 6" (3.81m) x 11' 0" (3.35m)
Dining Room	11' 11" (3.63m) x 11' 11" (3.63m)
Bedroom 1	15' 10" (4.83m) x 11' 10" (3.61m)
Bathroom	
Shower Room	

## First Floor

Landing	
Bedroom 2	15' 5" (4.7m) x 11' 11" (3.63m)
En Suite Shower Room	
Bedroom 3	13' 2" (4.01m) x 12' 2" (3.71m) max

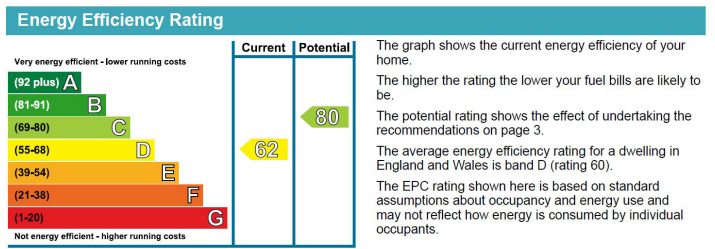
## Gardens

The front garden is laid to lawn with well stocked flower and shrub borders. Crazy paved path to front door. The rear garden comprises a paved sun terrace, fruit patch, gravelled drying area, 2 greenhouses and a shed.

## Parking

Outside there are double gates and a brick paved driveway leading to the garage with a utility room at the rear.  
Garage 22' 7" (6.88m) x 8' 6" (2.59m)

## ENERGY PERFORMANCE RATING

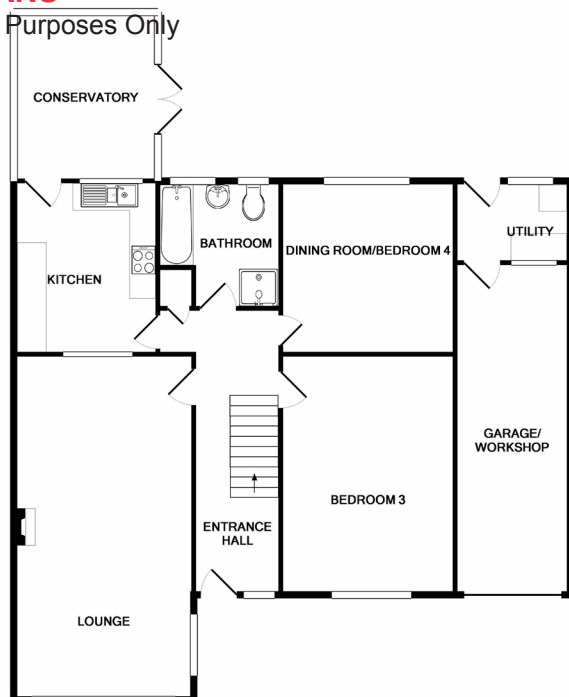


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## FLOOR PLANS

For Illustrative Purposes Only



GROUND FLOOR  
APPROX. FLOOR  
AREA 1274 SQ.FT.  
(118.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 556 SQ.FT.  
(51.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1830 SQ.FT. (170.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Agents Notes

### Tenure

Freehold

### Services

Gas Central Heating. Mains Electricity. Mains Water. Mains drainage.

### Local Authority

Teignbridge District Council

### Council Tax

Currently Band E

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

## Directions

From the A380 Penn Inn roundabout take the Milber exit. At the traffic lights turn right into St Marychurch Road. Take the second right into Aller Brake Road.