



Aller Park, Newton Abbot

4x  2x 

ENERGY RATING D68

- Video Walk-through Available
- Detached Dormer-Bungalow
- 4 Bedrooms (1 en-suite)
- 2 Reception Rooms
- Kitchen/Breakfast Room
- Front & Rear Gardens
- Driveway Parking
- Swimming Pool
- Sought-After Aller Park Address
- Early Viewings Advised

Guide Price:
£475,000
FREEHOLD



32 Aller Brake Road, Newton Abbot, TQ12 4NJ

A spacious four-bedroom detached Dormer bungalow situated in a favoured residential road within the sought after Aller area of Newton Abbot. The well-presented accommodation comprises lounge, separate dining room, kitchen/breakfast room, four bedrooms, master en-suite and with balcony and a ground floor bathroom. Gas central heating and double glazing are installed and outside there are front and rear gardens, the rear being tiered with a heated swimming pool and terraced areas. There is also ample driveway parking. Viewings come highly recommended to appreciate the location and spacious 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 coastal resorts of Torbay, Teignmouth and Dawlish and also the Dartmoor National Park.

The Accommodation:

A UPVC part decorative double glazed entrance door leads to the entrance hallway with storage cupboard and door to the lounge which has a large window to rear and feature stone fireplace with inset gas living flame coal effect fire, stairs to first floor and door to the kitchen/breakfast room which is extensively fitted with a modern range of wall and base units with work surfaces and tiled splashback, inset single drainer sink unit, space for range-style cooker, integrated fridge/freezer and dishwasher, breakfast bar, two windows to rear, part door to outside and further door and steps down to the dining room which is dual aspect with windows to front and side and tiled flooring. Bedrooms two and three have windows to front and the bathroom has a suite comprising panelled bath with shower over, low level WC with concealed system and wash basin in vanity unit, tiled walls, heated towel rail and window.

Upstairs on the first floor the landing has a window to front and bedroom one is dual aspect with window to front and sliding patio doors to balcony which overlooks the rear garden. There is a range of fitted bedroom furniture and an ensuite bathroom comprising panelled shower bath with shower over, low level WC with concealed cistern and wash basin

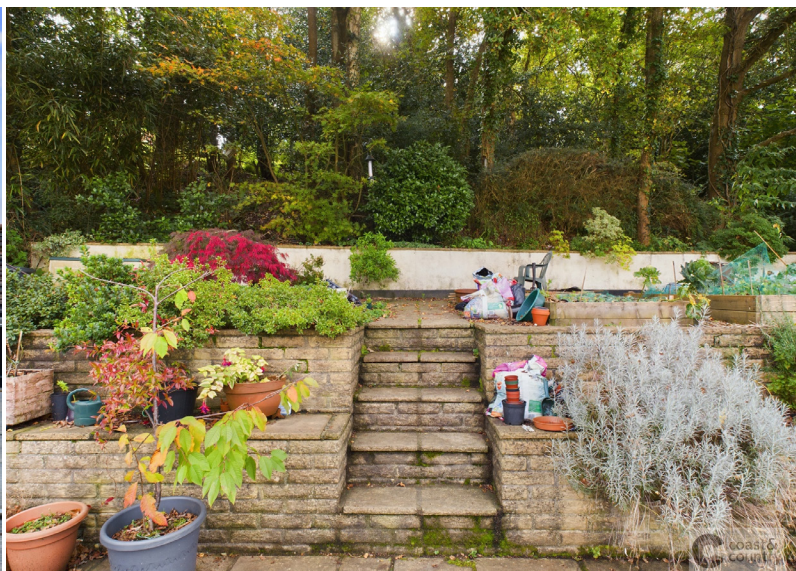
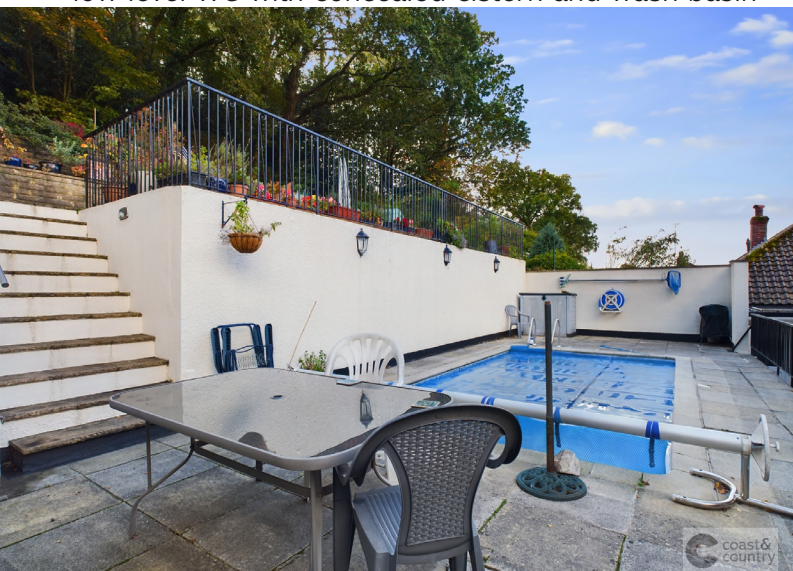
in vanity unit, heated towel rail and obscure-glazed window. Bedroom four has eaves storage, a Velux window and window to front.

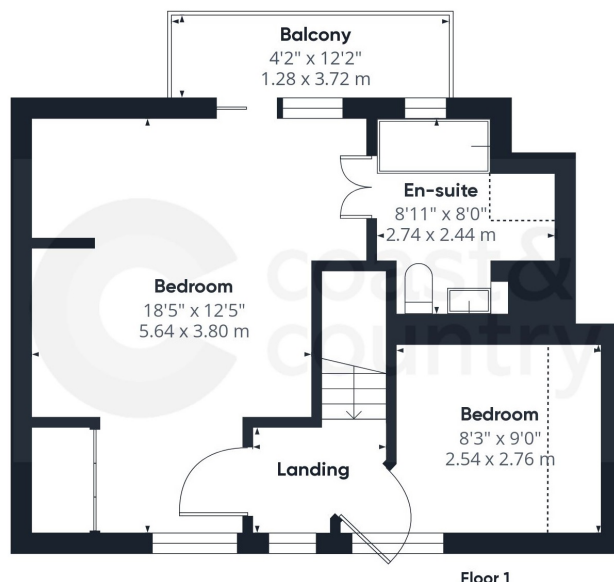
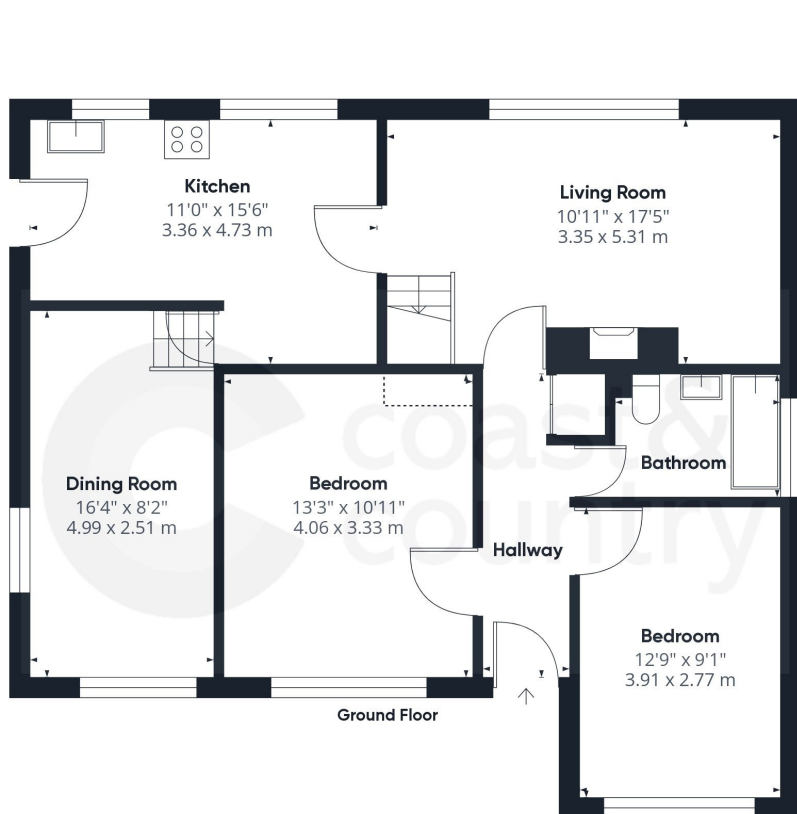
Garden & Parking:

Outside to the front there is a driveway providing off-road parking and the front garden is mainly laid to lawn with well stocked flower and shrub borders, path and steps to front door and gate and path at side with two outhouses one of which is the pump house and the other is a utility with wall and sink unit, plumbing for washing machine and wall mounted gas boiler. The rear garden is tiered and comprises a paved terrace with heated swimming pool and steps leading to upper paved terrace with gravelled area, feature stone retaining walls with flower and shrubs and the top terrace is laid to vegetables and shrubs.

Directions:

From the A380 Penn Inn roundabout take the Milber exit. At the traffic lights turn right into St Marychurch Road. Follow the road up the hill and take the second right into Aller Brake Road.





Approximate total area⁽¹⁾
 1214.07 ft²
 112.79 m²

Balconies and terraces
 50.59 ft²
 4.7 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band D

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		81 B
69-80	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 ± 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.