



## Aller Park, Newton Abbot

3x  2x 

ENERGY RATING D68

- Video Walk-through Available
- Detached House for Improvement
- 3 Bedrooms
- Lounge/Diner
- Kitchen & Family Bathroom
- En-suite without Fitments
- Garage and Driveway Parking
- Cul-de-sac Position
- Sought-After Aller Park Address

**Guide Price:**  
**£395,000**  
FREEHOLD



# 6 Moore Close, Newton Abbot, TQ12 4TH



1000s of homes sold in Teignbridge

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



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Occupying a prominent position within an exclusive cul-de-sac is this detached house with much potential. With level gardens offering much privacy to one side and the rear, and an attached oversized garage and brick paved driveway providing plenty of parking, the house enjoys an open aspect towards Dartmoor from the front aspect.

With attractive face brick elevations, the house is around 40 years old and has been subject to a degree of updating over recent years which is not complete and in need of some further finishing works. In addition, subject to obtaining all required consents and permissions, there is room for remodelling and extension which, in the location would likely be worthwhile in doing so. Recent improvements include the replacement of all windows and external doors with quality PVC frame double glazing and the replacement of internal doors with new contemporary solid wooden doors. The en-suite to the principal bedroom has been stripped of fittings but is in need of the refit.

Moore Close is a particularly well-regarded address within the highly sought-after district of Aller Park, itself home to many desirable homes. The Penn Inn roundabout and access to the South Devon Link Road (A380) north to the county town of Exeter, and Torquay, the capital of the English Riviera, is within half a miles' drive whilst Newton Abbot's vibrant and well served town centre with its mainline railway station offering an express link to London in just over 2.5 hours, is just over a mile away.

### The Accommodation:

Stepping inside the front door opens through an enclosed porch into the main hallway. This has a feature 180 degree turning staircase to the first floor with window on the half landing providing plenty of natural light and a cupboard providing excellent storage below. Off the hall is a guest cloaks/WC with updated white suite of WC and vanity basin. The functional kitchen has a door to the garden and a selection of modern cabinets and integrated appliances, the main feature of the living space is a double-aspect living room with window and patio door to the rear garden and a feature walk-in triangle shaped window to the front.

On the first floor, a part-galleried landing provides access to three bedrooms, the master with a stripped out but yet to be refitted en-suite, and a family bathroom with its original-coloured suite.

All in all, this property is in a highly desirable location but would benefit from a degree of sensible and value growing improvement

### Outside:

Enclosed and surprisingly private gardens to the rear and one side.

### Parking:

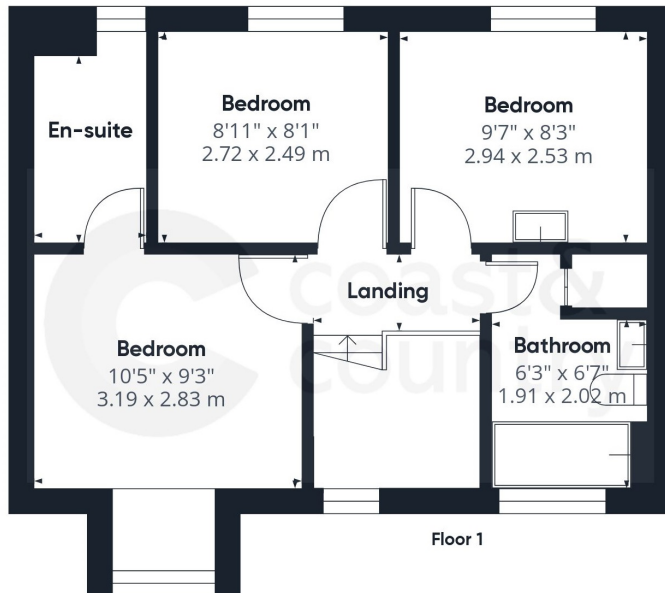
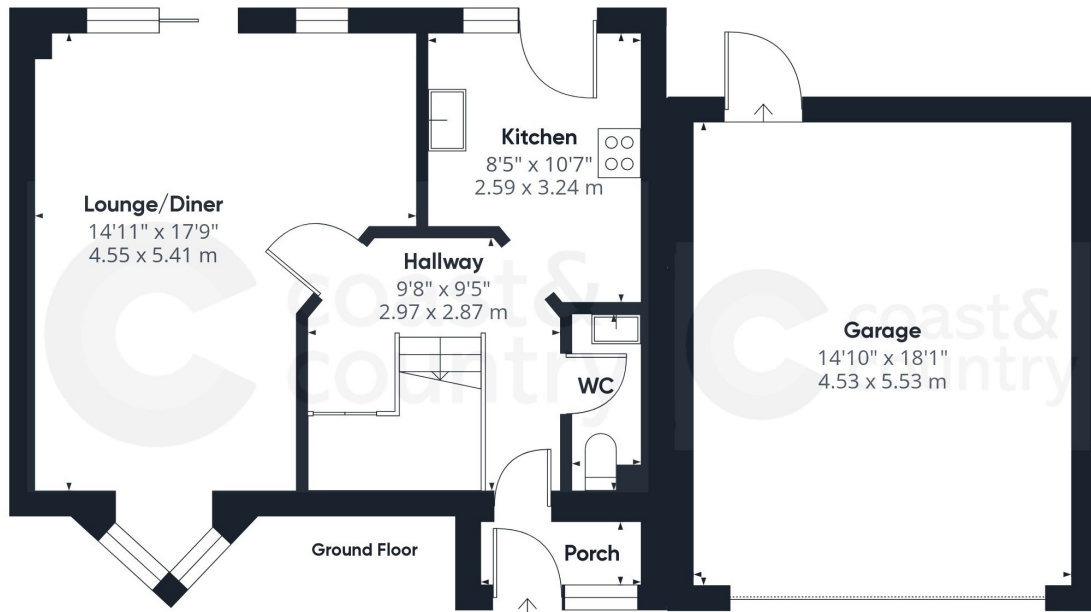
Attached oversized garage and double width brick paved driveway.

### Directions:

From the Penn Inn roundabout at Newton Abbot take the Milber exit (Shaldon Road) at the traffic lights turn right into St Marychurch Road. Take the second right into Aller Brake Road. Turn left into Birch Road and then take the second left into Fern Road. Follow the road around taking the second right into Moore Close.



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### Approximate total area

1081.57 ft<sup>2</sup>  
100.48 m<sup>2</sup>

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 C

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

### Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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  $\pm$  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.