



## Aller Park, Newton Abbot

3x  2x 

ENERGY RATING D64

- Video Walk-through Available
- Well-Presented Detached Bungalow
- 3 Double Bedrooms
- Spacious Lounge & Kitchen/Diner
- Ample Driveway Parking & Garage
- Modern Shower Room with Walk-in Shower
- Good-Sized Rear Garden
- Sought-After Aller Park Address
- Backing onto Woodland
- No Upward Chain

**Guide Price:**  
**£450,000**  
FREEHOLD

# 55 Ash Way, Newton Abbot, TQ12 4LP



1000s of homes sold in Teignbridge

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

## 55 Ash Way, Newton Abbot, TQ12 4LP

A superb detached bungalow offering well balanced accommodation situated in a highly favoured and well-established location.

Standing on a good size level plot extending to around 0.17 of an acre, the property has a lovely secluded garden at the rear which backs onto neighbouring woodland ideal for dog walkers with an integral garage and driveway at the front providing plenty of parking.

Ash Way is located on the edge of the sought after Aller Park area of Newton Abbot and is around 1.5 miles from the well served town centre and its excellent range of shops, businesses, restaurants, bars and cafes.

### **The Accommodation:**

Stepping inside the accommodation is smartly presented with the front door opening through an internal vestibule into a central reception hallway with storage cupboard and separate airing cupboard off. Overlooking the front is the living room with fitted decorative fire surround. With window and door to the garden is the good size kitchen with space for a dining table and selection of matching cabinets and worksurfaces. There are three double bedrooms and a modern shower room with WC and basin.

### **Outside:**

Lovely secluded and fully enclosed rear garden which is mature and fully enclosed with lawns terraces and extensive planting.

### **Parking:**

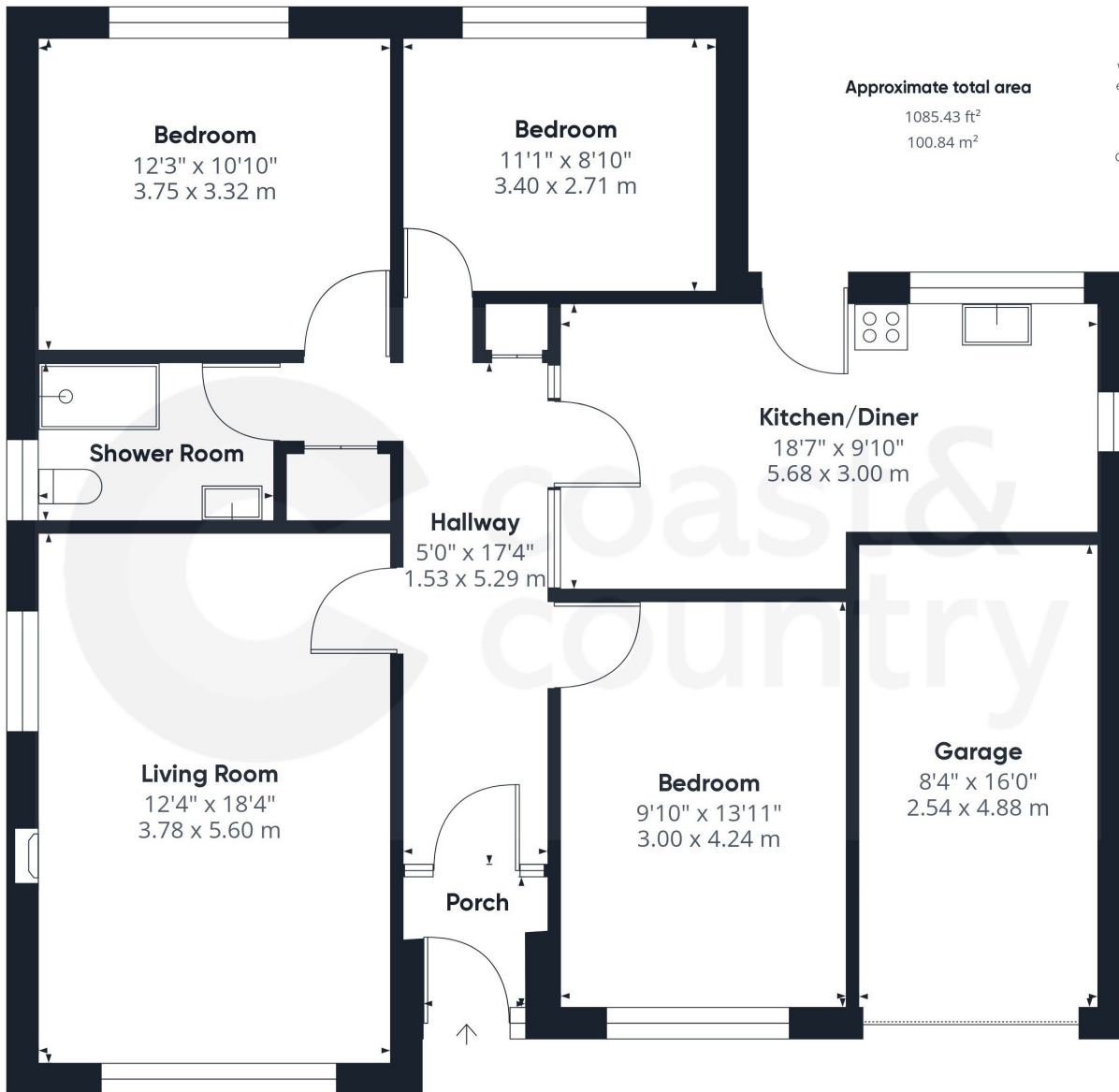
Integral garage and wide driveway for a number of cars.

### **Directions:**

From the Penn Inn roundabout take the Milber exit and at the traffic lights take the right hand turn into St Marychurch Road. Follow the road for a few hundred meters and take the second right into Aller Brake Rd and first right into Ash Way and the bungalow is on the right hand side of the road.



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## Agents Notes:

Council Tax: Currently Band E

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		82 B
69-80	C		
55-68	D	64 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.