



## Newton Abbot

- Virtual Tour/Online Viewings Available
- Spacious Semi-Detached House
- 3 Bedrooms (1 En-Suite)
- Modern Kitchen/Diner & Bathroom
- Gas Central Heating & Double Glazing
- Off Road Parking & Garage
- Good Sized Rear Garden
- Popular Residential Location

Guide Price:

**£270,000**

Freehold

EPC RATING: C71

# 146 Oakland Road, Newton Abbot, TQ12 4EF - Draft

A mature three bedroom semi-detached family home situated in a popular residential area on the outskirts of Newton Abbot. Particular highlights include the good sized rear garden and the benefit of an en-suite shower room to the master bedroom. The property will make an excellent family home and an early viewing is therefore recommended.

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.

## Accommodation:

A uPVC entrance door and porch with tiled flooring and part obscure double glazed door leads to the hallway with stairs to first floor and multi obscure glazed door to the lounge with feature fireplace and outlook to front enjoying views toward The Moor in the distance. The kitchen/dining room has a double glazed window to side and French doors leading to the garden. There is a modern range of wall and base units with rolled edge work surfaces, tiled splashbacks, inset single drainer sink unit and integrated oven, hob and dishwasher along with a cupboard housing the wall mounted gas boiler. Upstairs the landing has a cupboard and there are three bedrooms, master being of a generous size with an en-suite shower room and the front two bedrooms enjoying views over Newton Abbot towards The Moor. There is also a modern bathroom with white suite and shower over bath. Gas central heating and double glazing are installed.

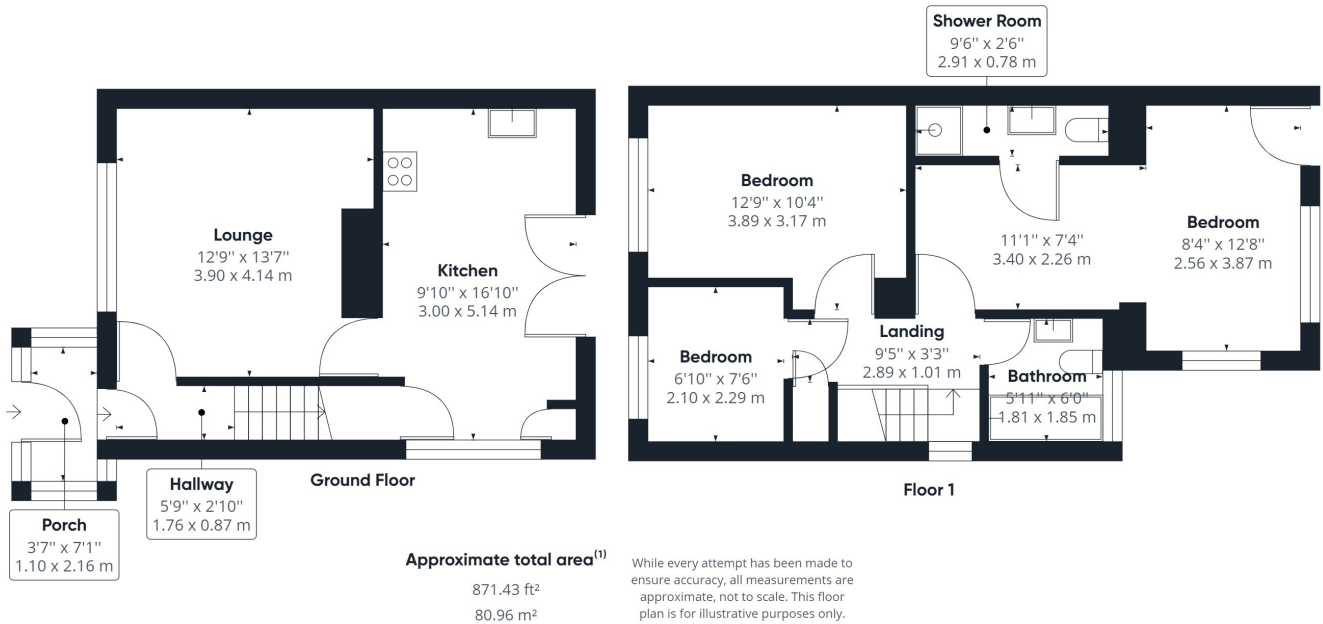
**Gardens:** To the front there is a lawned area and steps to front door. A gate at side leads to the rear where there is a utility room and cloakroom/WC. At the lower level there is a paved patio and steps leading to a tiered lawn on two levels.

**Parking:** Outside to the front there is a driveway providing off road parking for several cars leading to a detached garage with metal up and over door and courtesy door to side.

## Agents Notes:

Council Tax: Currently Band C

## Floor Plans - For Illustrative Purposes 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.

## Energy Performance Certificate

Full report available on request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	71   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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