



A well-presented, end of terrace family home with three bedrooms, a double garage, parking, a large rear garden and potential for development

120 Oakland Road | Newton Abbot | TQ12 4EF





PROPERTY TYPE

End Terraced House
Freehold



SIZE

1,244 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Double Garage



OUTSIDE SPACE

Large Garden



EPC RATING

72 (C)



COUNCIL TAX BAND

C



in a nutshell...

- Potential development opportunity
- Three bedrooms
- Double garage and off road parking
- Popular residential location
- Beautiful modern kitchen dining area
- Decorated very well throughout
- Close to local shops, schools and amenities
- Easy access to A380 to Torbay, Exeter & the M5





the details...

Check out this end of terrace family home with three bedrooms, a double garage, parking, a large rear garden and potential for development, in the popular market town of Newton Abbot, with easy access to the A380 to Torbay, Exeter and the M5.

Inside, it is beautifully presented with light and neutral décor throughout and feels warm and welcoming with gas central heating and double glazing. The accommodation comprises of an entrance hallway with a staircase to first floor and storage area beneath, a carpeted living room with loads of light from a wide window to the front and a stone fireplace making a nice feature and focal point for the room, flowing through an archway into a fabulous, spacious kitchen/dining room with a beautiful, tiled floor that continues into the hallway, with loads of light from a wide window and French doors to the rear garden. The kitchen is modern with loads of worktop and cupboard space in a pastel shade of blue/grey, with tiled splashbacks, a built-in eyelevel double oven, a five-ring ceramic hob with a filter hood above, an integrated dishwasher, space with plumbing for a washing machine beneath a composite one and a half bowl sink and mixer tap, and an alcove for an upright fridge/freezer. A wall-mounted condensing combi-boiler provides the central heating and hot water on demand, and the dining area has plenty of space for a table and seating for six or more ideal for any occasion.

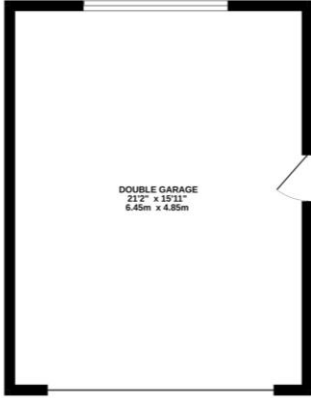
Upstairs, there are three light and airy bedrooms, two doubles and a single, the two front bedrooms with views over rooftops to Dartmoor in the distance. A smaller double has a built-in wardrobe, there is an airing cupboard on the landing and the family bathroom is modern with an L – bath, a rain shower over, a pedestal basin, a WC and a chrome heated towel rail, and a hatch in the landing ceiling provides access to the loft space.

Outside, at the front of the property is a low maintenance garden with a crazy paved patio, beside a tarmac driveway with parking for two cars in front of the double garage which has an up and over door, lights, power and a courtesy door to the covered passageway joining it to the house. At the rear, the garden is surprisingly large with split-level terraces and two specimen trees at the top. There is an extensive terrace of paving at the bottom, great for entertaining, be it alfresco dining or a barbecue, and two higher terraces of garden for use as flower beds or for growing your own vegetables. There are brick-built outbuildings comprising an outside loo, a shed, a workshop and a log store, and an outside tap for watering. There is excellent potential to replace the garage with a two-storey dwelling, subject to the necessary surveys and planning approvals. The outside of the property is currently in the process of being redecorated, along with the outbuildings. The driveway is also being redone to include a brick driveway with one flowerbed, as well as steps and a ramp to the front door.

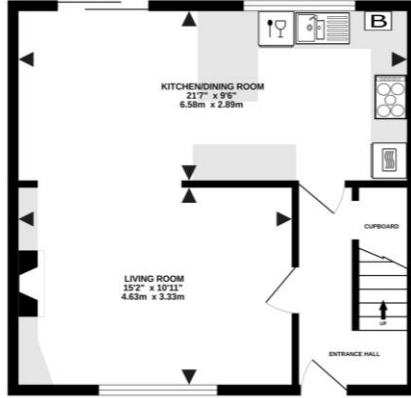


the floorplan...

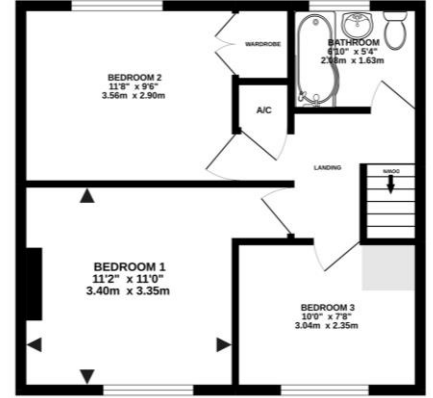
GARAGE
338 sq.ft. (31.4 sq.m.) approx.



GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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the location...

The property is located in the thriving market town of Newton Abbot which offers a host of facilities including primary and secondary schools, an array of shops and supermarkets and a host of other facilities that you would expect to find in a town of this size. Newton Abbot has a main line Railway Station to London Paddington and offers easy access to the Devon Expressway and the M5.

Shopping

Late night pint of milk: Nisa Local 0.4 mile
Town centre: Newton Abbot 1.4 miles
Supermarket: Sainsbury's 1 mile

Relaxing

Beach: Teignmouth 5.8 miles
Park: Sandringham Park: 0.6 mile
Newton Abbot Leisure Centre: 2.2 miles
Dainton Golf Club: 4.2 miles

Travel

Train station: Newton Abbot 1.3 miles
Main travel link: A380 0.6 mile
Airport: Exeter Airport 19.9 miles

Schools

Haytor View Community Primary School: 0.3 mile
Abbotsbury School: 1 mile
Decoy Community Primary School: 1.3 miles
All Saints Marsh Primary School: 1.5 miles
Newton Abbot College: 2.1 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 4EF

how to get there...

From the Penn Inn roundabout take the exit signposted Combeinteignhead. Continue up Shaldon Hill and turn left into Haytor Drive. Proceed from some distance. Turn left into Windsor Avenue. Follow this road for a short distance, turning left onto Oakland Road where the property can be found.





Need a more complete picture? Get in touch with your local branch...

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