



Newton Abbot

- Video Walk-through Available
- Well-Presented Semi-Detached House
- 3 Bedrooms
- Lounge & Kitchen/Diner

- Sun Lounge & Utility/WC
- First Floor Shower Room
- Off Road Parking & Garage
- Generous Rear Garden

Guide Price:

£300,000

Freehold

EPC: D62

126 Oakland Road, Newton Abbot, TQ12 4EF

Offering extended and spacious accommodation this modernised semi-detached home is situated in a popular location enjoying views towards Dartmoor and boasts a generous sized rear garden. The ground floor is light and airy with a spacious lounge, modern kitchen, dining area and sun lounge with three bedrooms and a shower room upstairs. Gas central heating and double glazing are installed and outside there is a driveway leading to the garage and a very long rear garden which has been landscaped and well cared for by the current owner. This lovely home will appeal to a wide range of buyers, making an ideal family home, first time buy or investment for letting.

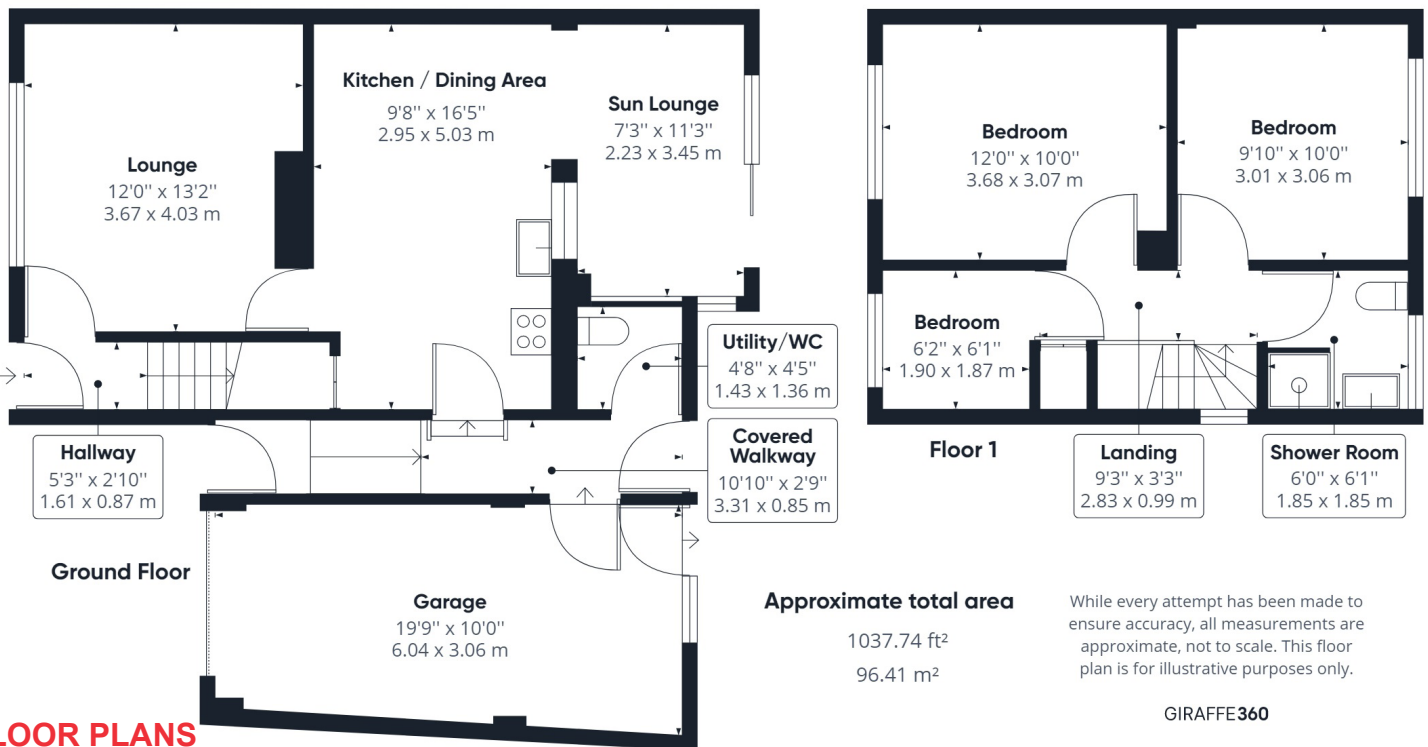
Oakland Road is situated within Buckland which is convenient for a range of local amenities including a primary school, various shops and a bus service to Newton Abbot town centre approximately one mile away. For the commuter the A380 linking Torbay and Exeter is approximately 1/2 mile away and the mainline railway station within walking distance.

The Accommodation

A uPVC obscure double glazed entrance door leads to the entrance hallway with stairs to first floor and door to lounge with uPVC double glazed window to front enjoying views towards Dartmoor in the distance, built in log-effect electric living flame fire and door to the kitchen which comprises a modern range of wall and base units with worksurfaces and matching splashbacks, inset stainless steel single drainer sink unit, integrated double oven and hob, space for fridge/freezer, wall mounted gas boiler and under stairs storage cupboard. A uPVC obscure double-glazed door to covered walkway with utility/cloakroom/WC and doors to front and rear. The kitchen opens up into the dining area with radiator which in turn opens up to the sun lounge with uPVC double glazed window to the side and uPVC double-glazed sliding patio doors enjoying a pleasant outlook over the garden. Upstairs on the first floor, the landing has a uPVC double-glazed window to the side, storage cupboard and access to loft. Bedrooms one and two have uPVC double-glazed windows to the front enjoying views over Newton Abbot towards Dartmoor in the distance whilst bedroom 2 has a uPVC double-glazed window enjoying a pleasant outlook over the rear garden. The shower room comprises a low-level WC, wash basin and shower, heated towel rail and uPVC obscure double-glazed window.

Outside

To the front of the property there is a driveway providing off-road parking for two cars leading to a single garage. The front garden has been landscaped for ease of maintenance with tiered and gravelled shrub borders, path and steps to front door. The rear garden is of a very good length and has been landscaped and well maintained by the current owners and comprises a variety of areas. Initially, there is a paved patio with retaining wall and well-stocked shrub borders leading to a further paved seating area, brick retaining wall, flower borders and pergola leading to a lawned area, well-stocked shrub border running alongside, timber summerhouse with decked and paved seating area to the front, the next section of garden has two greenhouses, AstroTurf and fruit cage, vegetable plot and further area of garden with fruit trees and hedging to rear boundary. Garage with metal up and over door, courtesy doors to garden and covered walkway.



FLOOR PLANS

For Illustrative Purposes Only

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





Agents Notes

The extension to the rear was built under permitted development rights in 1995. We are not aware of building regulations certification.

Tenure

Freehold

Services

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

Local Authority

Teignbridge District Council

Council Tax

Currently Band B

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

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 RATING

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |