



8 Ash Way, Newton Abbot - TQ12 4LN

£385,000 Freehold


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 **1 Bank Street**
Newton Abbot TQ12 2JL



A large porch welcomes you into this spacious property. The porch is fully double glazed and has lighting and power.

A double-glazed door opens into a hallway with doors leading to the rest of the accommodation. A useful cupboard offers plenty of room for storage.

The kitchen, dining room and living room is of open plan design.

The kitchen consists of a range of wall and base units in Beech effect with charcoal worktops. Built in appliances include a double oven, four ring ceramic hob, stainless steel sink and drainer and extractor fan. There is space and plumbing for a washing machine, fridge freezer and tumble dryer. The walls are tiled with white tiles and a window looks out to the rear.

The living room/dining room has dual aspect windows which have far reaching views over Decoy. The décor is neutral with cream and pink walls and mink-coloured carpets. There is a feature fireplace on one wall and French double doors into the conservatory.

The fully glazed conservatory is a good size and has a tiled cream floor and views over decoy.

The principal bedroom is a large double with light blue walls and sage coloured carpets. This bedroom looks out onto the rear garden.

The other two bedrooms, one being a double and the other a large single, both face the front of the property.

Bedroom two also benefits from an ensuite which consists of low-level WC, wash hand basin and walk in shower. There are white tiles on the walls and blue flooring.

The bathroom consists of low-level WC, wash hand basin, heated towel rail and walk-in bath, with shower over. Grey tiles cover the walls and the flooring is grey vinyl.

Kitchen - 9'5 x 8'7 (2.88m x 2.61m)

Dining Room - 12'1 x 9'10 (3.68m x 2.99m)

Living Room - 14'7 x 11'8 (4.45m x 3.57m)

Conservatory - 11'5 x 8'0 (3.47m x 2.43m)

Bedroom 1 - 13'4 x 11'1 (4.06m x 3.39m)

Bedroom 2 - 11'4 x 10'7 (3.46m x 3.23m)

Ensuite - 8'1 x 3'6 (2.46m x 1.07m)

Bedroom 3 - 8'6 x 6'9 (2.59m x 2.06m)

Bathroom - 7'2 x 6'7 (2.18m x 2.01m)

Garage - 16'4 x 7'11 (4.97m x 2.42m)



Useful Information

Teignbridge Council tax band D (£2333 per year)

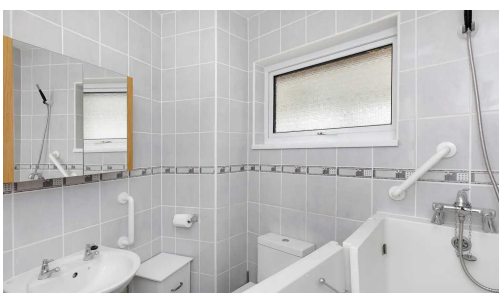
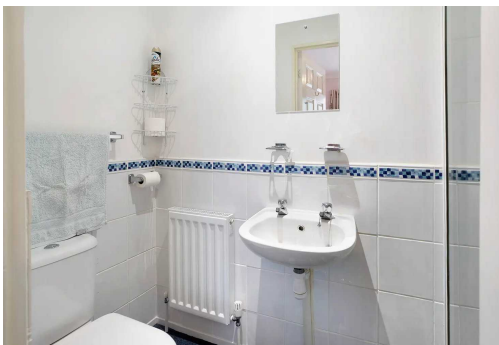
EPC Rating - C

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)

Gas, water and electric supplied

Rented solar panels.

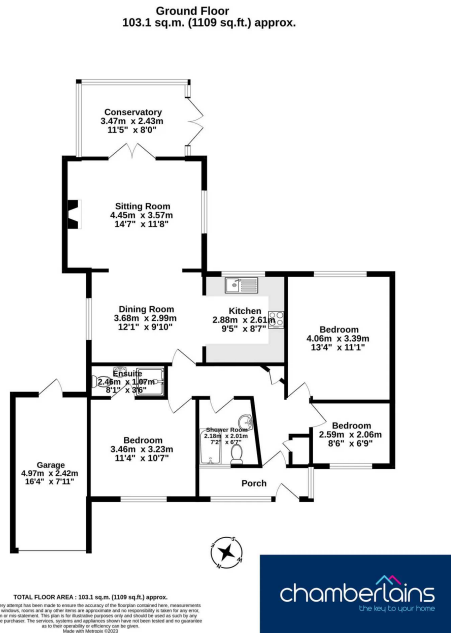
The property is freehold



A beautifully presented three bedroom Bungalow in Aller Park, consisting of three bedrooms, family bathroom, open plan kitchen/diner/living room, garage, gardens and parking.

Council Tax band: D

Tenure: Freehold



Front Garden

Bordering the driveway is a well-kept garden, with a variety of plants and shrubs, finished with gravel.

Rear Garden

The level rear garden is laid mostly to lawn with a scattering of trees and bushes. There is a slatted patio area and a summerhouse to the rear.

Driveway

4 Parking Spaces

Single Garage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C	84	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	