



Oakland Road, Newton Abbot - TQ12

£295,000 Freehold

Garage • Large rear garden • Views of Haytor • Kitchen/diner • Utility Room • Sun Lounge • Beautifully presented • Parking • Summerhouse • Three bedrooms


chamberlains
the key to your home

Contact Us...

 01626 365055

 newtonsales@chamberlains.co

 1 Bank Street
Newton Abbot TQ12 2JL



A double-glazed obscure door opens into the entrance hallway with stairs to the first floor and the door to the living room.

The living room is a generous size with a front aspect window offering fantastic views over to Haytor. A fireplace with a living flame electric fire is built into the existing chimney, which is still operational. The walls are painted grey with a feature wall being on the fireplace chimney. The carpets are a neutral grey, which extends into the hall and up the stairs. A door leads into the kitchen.

The kitchen/diner is large and of modern design with a range of white wall and base units with contrasting grey worktops. Neutral coloured vinyl covers the floor and there is a large pantry style cupboard to one end. Built-in appliances include stainless-steel sink with drainer, double oven and four burner gas hob.

Behind the kitchen is bright and sunny lounge area with double sliding doors into the rear garden.

The kitchen door opens into a covered walkway, which leads to a downstairs WC and utility room, with space and plumbing for a washing machine and tumble dryer.

Opposite the utility is a door into the garage.

Upstairs, there are three bedrooms, two being doubles and an airing cupboard. The principal bedroom and the single bedroom/office have windows facing the front of the property, while the bathroom and bedroom two face the rear.

The bathroom has mosaic style, neutral coloured vinyl flooring, and grey tiled walls. This room consists of low-level WC, wash hand basin and walk in shower. There is also a heated towel rail and storage cupboards.

Measurements

Living room - 12'0 x 13'2 (3.67m x 4.03m)

Kitchen/diner - 9'8 x 16'5 (2.95m x 5.03m)

Sun lounge - 7'3 x 11'3 (2.23m x 3.45m)

Utility Room/WC- 4'8 x 4'5 (1.43m x 1.36m)

Bedroom 1 - 12'0 x 10'0 (3.68m x 3.07m)

Bedroom 2 - 9'10 x 10'0 (3.01m x 3.06m)

Bedroom 3 - 6'2 x 6'1 (1.90m x 1.87m)

Bathroom - 6'0 x 6'1 (1.85m x 1.85m)

Garage - 19'9 x 10'0 (6.04m x 3.06m)



Useful Information

Broadband Speed - Ultrafast 1000 Mbps
(According to OFCOM)

EPC Rating - D

Teignbridge Council Tax band B (£1815
Per year)

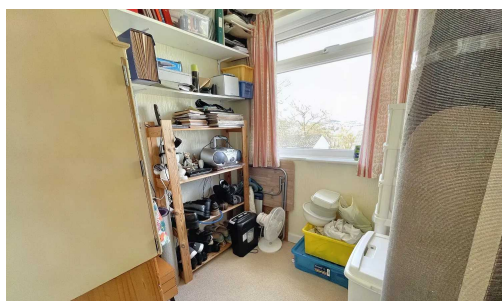
The property is freehold

Gas, water and electric supplied.

A beautifully presented three bedroom semi-detached house in Buckland, consisting of three bedrooms, garage, driveway, large rear garden with Summerhouse and modern kitchen/diner. The property is within walking distance of Newton Abbot and has fantastic views over Haytor.



This semi detached house is in Buckland, walking distance from the Market town of Newton Abbot. Local to the property is a corner shop, Pharmacy, Primary School and Doctors surgery. Newton Abbot offers a wide range of amenities including shops, bars, restaurants, doctors surgeries and supermarkets. The A38 is a short drive away and provides good transport links to Plymouth, Exeter and the M5 motorway



Garden

The rear garden is vast with multiple tiers offering different uses. The top of the garden has a large green space with a bordering of trees. There are two greenhouses, one being fairly new, with an array of fruit trees and vegetable plots. Further down, you can find a large summerhouse, with double French doors looking towards the house with a lawned area to the front. Then, there is a large patio area, perfect for those summer BBQ' with friends or neighbours. Next to the house, there is also a storage shed, kitted out with shelves. The front garden is tiered with gravel borders and shrubs. There is a path and steps to the front door.



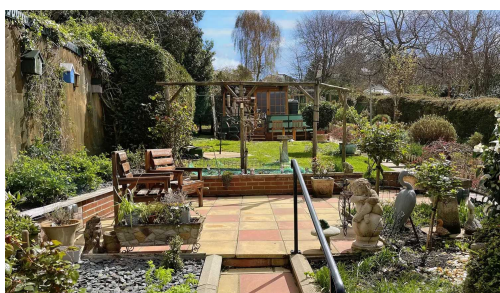
Garage

Single Garage

On Drive

2 Parking Spaces

To the front of the property is a large driveway leading up to the garage, offering parking for two vehicles.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	