



A detached bungalow with two double bedrooms, a utility room, a workshop, enclosed South-facing Garden and ample parking, with excellent potential to extend, on a generous corner plot

21 Newtake Rise | Newton Abbot | TQ12 4AS





PROPERTY TYPE

Detached Bungalow
Freehold



SIZE

852 sq ft



LOCATION

Town



AGE

1950s, 1960s and 1970s



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage & Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

67 (D)



COUNCIL TAX BAND

C



in a nutshell...

- Detached Bungalow
- Two Double Bedrooms
- Generous South Facing Garden
- Workshop
- Ample Off-Road Parking
- Potential to Extend Plot
- Easy Access to A380 & M5
- Close to Local Shops, Schools & Amenities





the details...

An opportunity to purchase a detached bungalow with two double bedrooms, a utility room, a workshop, enclosed South-facing garden, and ample parking, with excellent potential to extend, on a generous corner plot, in the popular market town of Newton Abbot, with easy access to the A380 to Torbay, Exeter and the M5.

The property is light and airy and feels warm with gas central heating and double-glazing throughout, and there is excellent potential to extend in several directions if required, subject to the necessary planning approval.

The accommodation comprises a porch, a hallway, a living room that is flooded with light from dual-aspect windows, a kitchen that has plenty of worktop and cupboard space, a one and a half-bowl sink, a gap for a cooker, and a condensing combi-boiler hidden within a corner cabinet, a bathroom with an electric shower above the bath, a pedestal basin and a WC, and two good-sized double bedrooms. A hatch in the hallway ceiling provides access to the fully boarded and insulated loft space, where there is a fold-down ladder and a light for convenience.

Outside, and attached to the bungalow, is a storeroom, a utility room with worktops, a sink, and plumbing for white goods, and a garage-sized workshop with lights, power, and French doors to the garden.

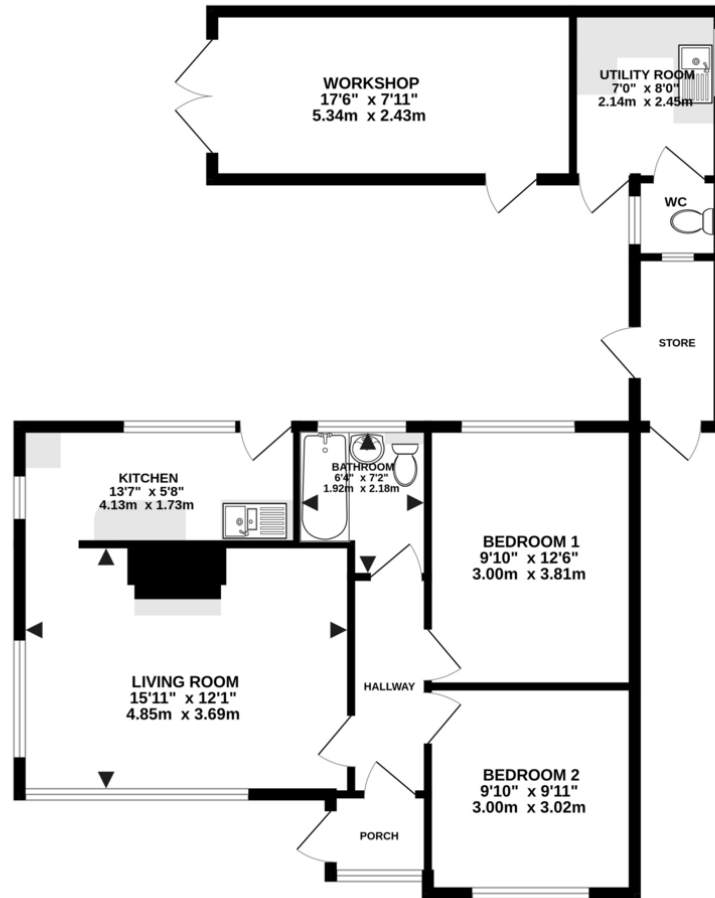
At the side of the property is a charming courtyard garden, great for a barbecue or drinks with family and friends, and at the front, another enclosed garden that makes a wonderful playground for children with a play fort to spark their imagination and a large artificial lawn. A vegetable patch is ideal for growing your own produce and there are sheds providing useful storage. The garden faces South and enjoys sunshine all day long, and the off-road parking area has plenty of space for several cars, in addition to a boat, camper or caravan, and there is more parking on-road if required. A viewing is essential to fully appreciate all that this property has to offer.

Tenure – Freehold
Council Tax Band – C



the floorplan...

GROUND FLOOR
852 sq.ft. (79.2 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.2 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: McColl's 0.1 mile
Town centre: Newton Abbot 1.3 miles
Supermarket: Sainsbury's 0.7 mile

Relaxing

Beach: Teignmouth 5.3 miles/Torquay 6.4 miles
Park: Decoy Park 1.1 miles
Tennis courts, dog walk, cycle route: Forde Park 0.9 mile

Travel

Bus stop: Twickenham Road Approx. 459 ft
Train station: Newton Abbot 1.2 miles
Main travel link: A380 0.5 mile
Airport: Exeter 19.8 miles

Schools

Decoy Primary School: 1.2 miles
Newton Abbot College: 2 miles
Coombeshead College: 2.3 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 4AS**

how to get there...

From our Newton Abbot Office continue on Queen Street towards Fairfield Terrace. Turn left onto King Street, turn left to stay on King Street. At the end of the road, turn left onto East Street, continue to follow. Turn right onto Station Road, continue to follow to the Penn Inn roundabout, and take the 2nd exit onto Shaldon Road. Follow signs for Milber, turn right onto St Marychurch Road. Follow the road for some distance and turn left onto Twickenham Road. Turn right onto Newtake Rise, where you will find the property.





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