



## 11 Ash Way, Newton Abbot - TQ12 4LN

£375,000 Freehold

No Onward Chain • Detached Bungalow • Lounge/Diner • Kitchen • Three Bedrooms • Shower Room • South Facing Rear Garden • Summer House • Garage & Driveway • Gas Central Heating

  
**chamberlains**  
the key to your home

### Contact Us...

 01626 365055

 newtonsales@chamberlains.co

 1 Bank Street  
Newton Abbot TQ12 2JL



Nestled in the sought-after Aller Area, this delightful detached bungalow presents an enticing opportunity for those seeking a project. Offered with no onward chain, this property offers the chance to create a bespoke forever home.

As you step inside the property, you are greeted by a generously sized hallway, providing access to all of the accommodation. The L-shaped lounge/diner boasts far-reaching views, providing a bright and airy space perfect for relaxing after a hard days work.

The kitchen features matching wall and base units, with ample space for all your culinary needs. A hatch opens into the lounge/diner and an external door leading out onto the driveway and providing access to the garage.

The bungalow benefits from a shower room, offering modern and stylish amenities. The shower room comprises low-level WC, wash hand basin and shower.

The main bedroom can be easily repurposed into a second reception room if desired, with its generous size and rear patio doors opening out into the rear garden. This giving flexibility to the layout of the property.

This home presents the perfect opportunity for those with a vision, as it comes with bags of potential to be transformed into your perfect home. The well-maintained rear garden is a true highlight of the property, featuring a summerhouse, pond with lighting, pump, waterfall, and fountain, creating a tranquil outdoor retreat. The rear garden is very good for length as it is one of the longest gardens along Ash way and on a clear day has beautiful view toward Haytor and Dartmoor. Enclosed by timber fencing, the garden is predominantly laid to lawn with an array of mature shrubs and plants, creating a peaceful oasis. From the rear garden you have access into Milber woods, ideal if you have a dog or enjoy those woodland walks.

Additional features include a garage, driveway parking, gas central heating with a combi-boiler, and double glazed windows – providing a solid foundation for your dream project.

In summary, this three-bedroom bungalow presents an exciting opportunity for those seeking a property with character and scope for personalisation. With its spacious interior, stunning garden, and ample parking, this property is sure to attract those looking to create a unique and comfortable home in a desirable location.

## Measurements

Lounge/Diner - 17'11" x 15'9" (5.46m x 4.80m)

Kitchen - 11'1" x 8'10" (3.37m x 2.70m)

Bedroom/2nd Reception Room - 15'0" x 12'10" (4.56m x 3.91m)

Bedroom - 13'8" x 12'6" (4.16m x 3.81m)

Bedroom - 9'8" x 8'0" (2.95m x 2.43m)

Shower Room - 6'9" x 6'6" (2.07m x 1.87m)

Garage - 18'2" x 8'0" (5.54m x 2.45m)



## Useful Information

Teignbridge Council Tax Band -

E (£3017 per year)

Broadband Speed - Ultrafast

1000 Mbps (According to  
OFCOM)

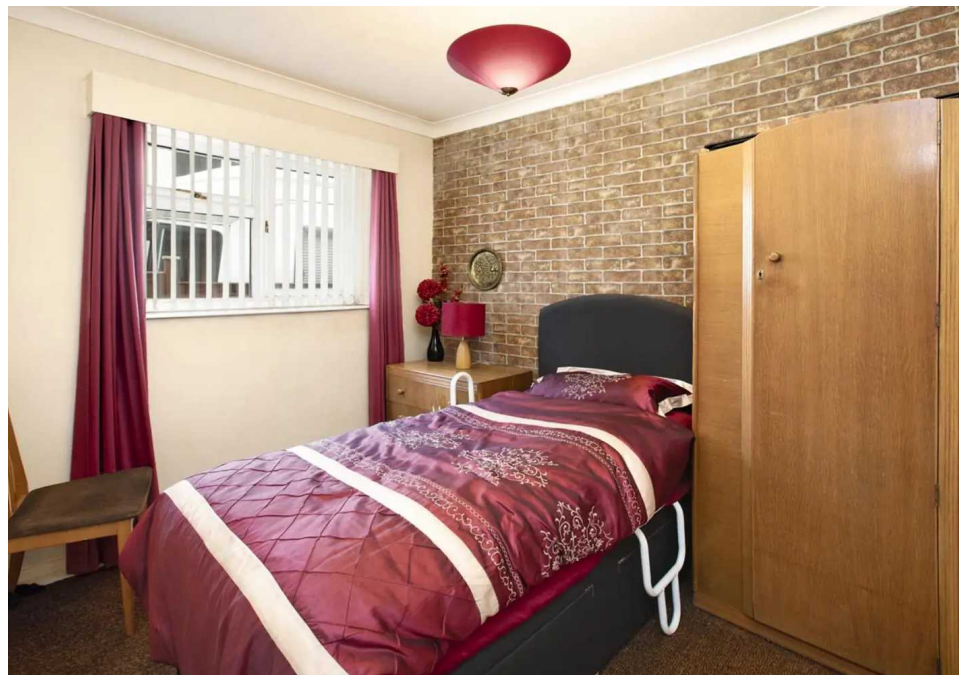
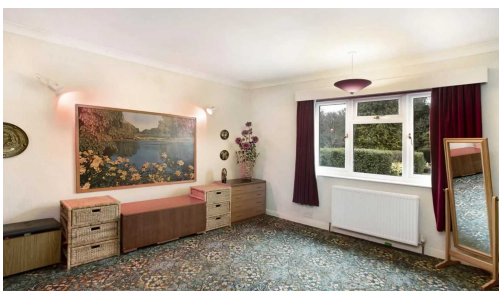
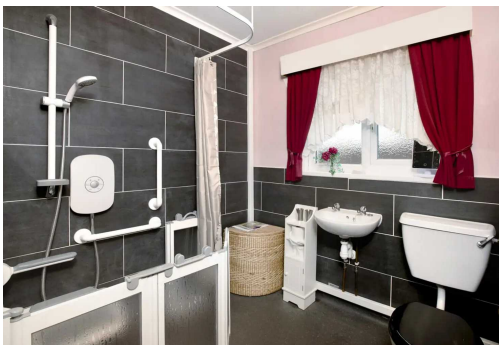
EPC Rating -

Mains Gas, Mains Electric,

Mains Water and Mains

Sewerage Supplied

The Property Is Freehold



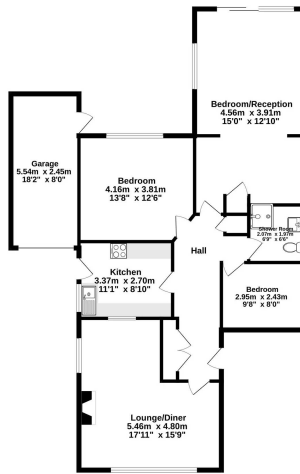
## Rear Garden

Step outside via the sliding patio doors into the sunny rear garden.

There is a door to the left providing access to the garage, with a pathway leading to the beautiful pond feature. The pond benefits from a pump, water fall and multi-colour lighting, perfect for relaxing and taking in the surrounding nature. A summerhouse is an added delight with double doors opening into a spacious room, complete with power and lighting. The entire garden is fully enclosed with timber fencing and is laid mostly to lawn with a variety of mature shrubs and plants.



Ground Floor  
113.0 sq.m. (1216 sq.ft.) approx.



TOTAL FLOOR AREA: 113.0 sq.m. (1216 sq.ft.) approx.  
All floor areas are based on the internal dimensions of the finished ground floor. Measurements are given in metres and feet. All dimensions are approximate and should not be used for any purpose other than a general guide. The actual dimensions of the property may vary slightly from those shown on this plan. Measurements are taken to the internal face of the walls and doors are shown open.



## Garage

Single Garage

Driveway

3 Parking Spaces

Driveway parking for multiple vehicles.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	