



## 55 St. Lukes Road, Newton Abbot - TQ12 4ND

£325,000 Freehold

NO CHAIN • Great Locations • Detached Bungalow • Two Double Bedrooms • Generous Kitchen • Large Lounge/Diner • Private Level Rear Garden • Ample Parking • Garage

  
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### Contact Us...

 01626 365055

 newtonsales@chamberlains.co

 1 Bank Street  
Newton Abbot TQ12 2JL



Nestled in a sought-after location with no onward chain, this charming 2-bedroom bungalow offers a unique opportunity for those with a vision for transformation. This property, in need of modernisation, boasts a spacious layout and a large block-paved driveway, providing ample space for multiple cars and leading to a convenient garage.

As you enter, a welcoming hallway sets the tone for the home, leading you to two front aspect double bedrooms that offer comfort and privacy. The heart of the home lies in the generously sized lounge/diner, perfect for both relaxation and entertaining.

The property features a spacious kitchen with ample room for culinary creativity. The rear door from the kitchen provides easy access to the driveway, adding a practical touch to daily living. The family bathroom offers convenience with a low-level WC, wash hand basin, and a corner bath with a shower overhead. Additionally, the home includes two airing cupboards, one housing a water cylinder, ensuring functionality and ease of living.

A standout feature of this property is the large level rear garden, providing a canvas for outdoor enjoyment and relaxation. Furthermore, the underhouse storage offers a practical solution for keeping belongings organised and out of sight, maximising the living space within the property.

Conveniently located in a great area, this property offers a unique opportunity for prospective buyers to create a bespoke living space tailored to their needs and desires. With ample space for personalisation and enhancement, this bungalow presents endless possibilities for renovation and transformation.

In summary, this 2-bedroom bungalow is a canvas for creativity and innovation, offering a blend of character and potential. Don't miss out on the chance to reimagine this property to suit your lifestyle. Contact us today to arrange a viewing and unlock the endless opportunities this unique property presents.

## Measurement

Lounge - 12'9 × 12'2 (3.89m x 3.70m)

Dining Room - 9'9 × 9'4 (2.97m x 2.84m)

Kitchen - 14'2 × 9'1 (4.31m x 2.78m)

Bedroom - 12'4 × 11'1 (3.77m x 3.39m)

Bedroom - 12'2 × 11'0 (3.70m x 3.34m)

Garage - 20'9 × 10'1 (6.34m x 3.07m)



## Important Information

Teignbridge Council Tax Band C  
(£2194 per year)

EPC Rating D

Broadband Speed Ultrafast 1000 Mbps  
(According to OFCOM)

Mains Gas, Mains Electric, Mains  
Water and Mains Sewerage

The property is freehold



## Garden

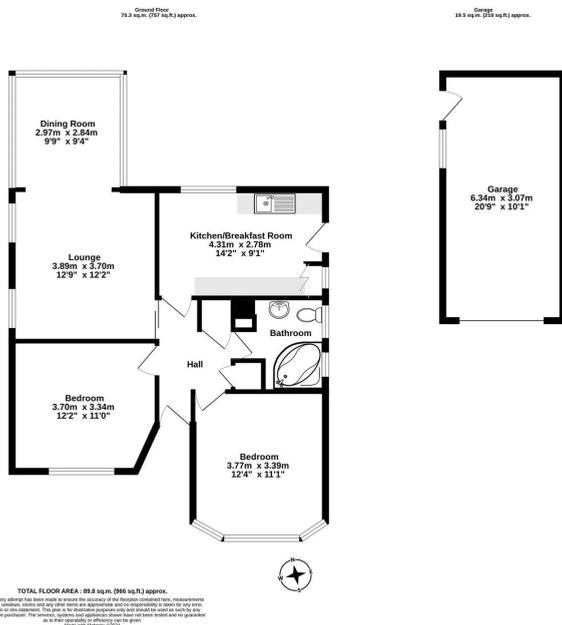
The beautifully level and private rear garden is laid mostly to lawn with underhouse storage, 2 garden sheds and a greenhouse. There are several large flowerbeds as well as separate seating areas.

## Garage

Single Garage

Driveway

3 Parking Spaces



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(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