



45 St. Lukes Road, Newton Abbot

£335,000 Freehold

Available Chain Free • Semi Detached Bungalow • Spacious Lounge • Kitchen/Diner • Two Double Bedrooms • Modern Shower Room • Basement with Utility Room • Enclosed Rear Garden • Off Road Parking and Garage • Workshop and Summerhouse

Contact Us...

☎ 01626 365055

✉ newtonsales@chamberlains.co

🏠 1 Bank Street
Newton Abbot TQ12 2JL


chamberlains
the key to your home



Nestled in the heart of Aller Park, this charming two bedroom semi-detached bungalow beckons with warmth and character. As you step inside, you are greeted by an entrance hall with doors leading to the rest of the accommodation.

The spacious lounge features a front-facing UPVC double-glazed window that offers a view of the front garden. A charming fireplace with a surround serves as an attractive focal point in this luminous room.

The contemporary kitchen/diner features cream-colored wall and base cabinets, which are beautifully accented with wooden countertops. The integrated fridge-freezer and dishwasher offer convenience for effortless living. A five-burner gas hob and a built-in double oven promise culinary adventures ahead. A well-sized dining table can be added to enjoy those family gatherings over meals. Beyond the kitchen lies a rear porch, complete with a convenient cloakroom/WC and steps leading to the landscaped rear garden.

The accommodation features two spacious double bedrooms, each with its own distinctive charm. The first bedroom features a UPVC double-glazed window offering a view of the front garden. The second double bedroom invites with sliding doors opening into a charming conservatory, a peaceful area that leads to a sheltered terrace, ideal for savouring a cup of tea on a leisurely afternoon.

The family bathroom is equipped with a spacious quadrant shower, a washbasin, and a low-level WC and an obscure window that ensures privacy.

This bungalow, with its considerate design and functional layout, offers a seamless fusion of comfort and elegance. It serves as an ideal sanctuary for those in search of tranquillity or as a welcoming venue for socialising with family and friends, adapting effortlessly to your way of life.

Measurement

Lounge - 15'6 × 13'0 (4.73m x 3.97m)

Kitchen/Diner - 17'2 × 12'9 (5.24m x 3.89m)

Bedroom - 13'0 × 11'7 (3.97m x 3.54m)

Bedroom - 12'11 × 9'3 (3.94m x 2.83m)

Conservatory - 12'8 × 8'4 (3.85m x 2.55m)

Bathroom - 10'1 × 7'0 (3.08m x 2.13m)

Garage - 17'2 × 10'11 (5.23m x 3.33m)



Important Information

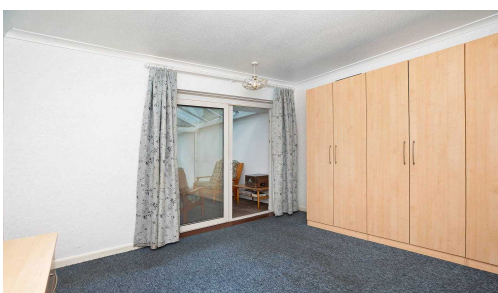
Teignbridge Council Tax Band C
(£2194 per year)

EPC Rating C

Broadband Speed Ultrafast 1000
Mbps (According to OFCOM)

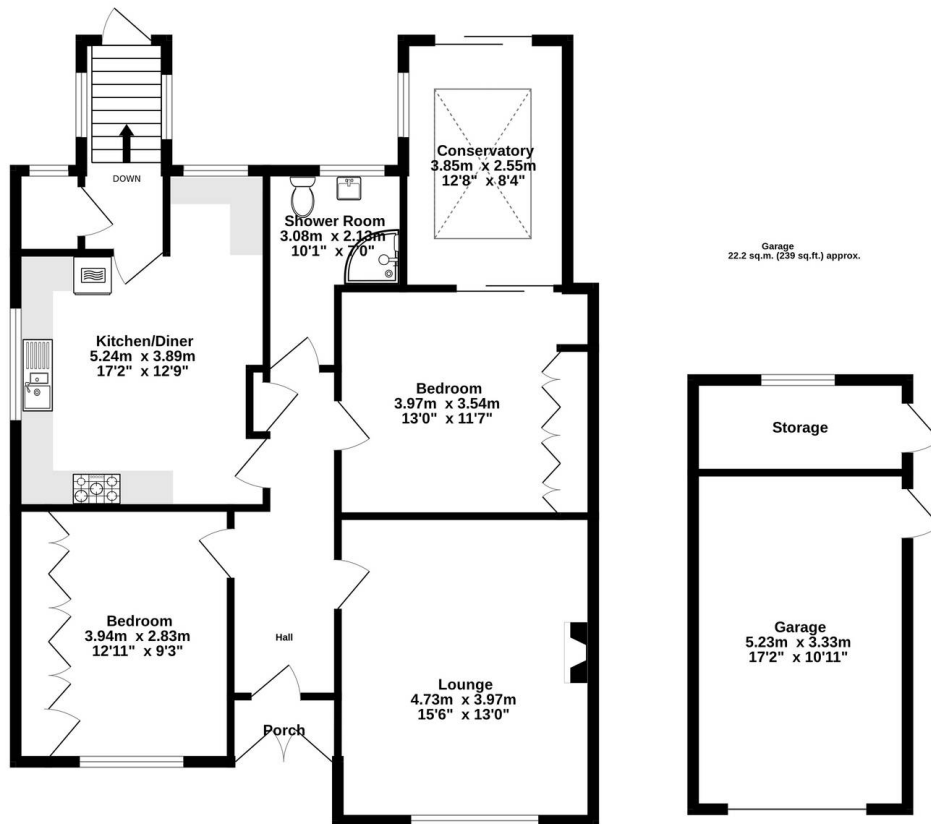
Mains Gas, Mains Electric, Mains
Water and Mains Sewerage

The property is freehold





Ground Floor
92.8 sq.m. (998 sq.ft.) approx.



TOTAL FLOOR AREA : 115.0 sq.m. (1238 sq.ft.) 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.
Made with Metrepro ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	70	
(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	