



## Aller Park, Newton Abbot

- Virtual Viewings Available
- Smart Detached Bungalow
- 2 Double Bedrooms (1 en-suite)
- Large Living Room
- Double Glazed Conservatory
- Modern Kitchen/Breakfast Room
- Garage & Driveway
- No Upward Chain

Asking Price:

**£295,000**

Freehold

EPC RATING: D65

# 38 Ash Way, Aller Park, Newton Abbot, TQ12 4LP

An attractive detached bungalow providing smartly-presented and well-proportioned accommodation, offered for sale with no upward chain. Standing on an enclosed plot, the property has easy to maintain gardens, a garage and gated driveway providing plenty of parking.

Situated in the established and well-regarded Aller Park area of Newton Abbot and around a mile from the popular and vibrant town centre with its extensive amenities, the house is in a great location.

## Accommodation:

Stepping inside, an L-Shaped hallway has a recessed cupboard and provides access to the principal accommodation. A long living room has plenty of space for a dining table if required and sliding patio doors lead to a lovely double glazed conservatory extension which has also been used for dining in the past. A square kitchen has a useful breakfast bar and is fitted with a selection of modern cabinets and integrated appliances including an oven, microwave, hob and fridge. A double glazed door opens to the side of the bungalow, adjacent to which is a timber built outbuilding with power which is also plumbed for a washing machine. There are 2 double bedrooms, both of which have 3 sided windows to the front, one an extensive recessed wardrobe and the other an ensuite cloakroom with modern white WC and basin. Finally, a well-appointed modern shower room has a white suite and coordinating tiled walls.

## Gardens:

Easy to maintain enclosed gardens, mainly laid to paving and gravel.

## Parking:

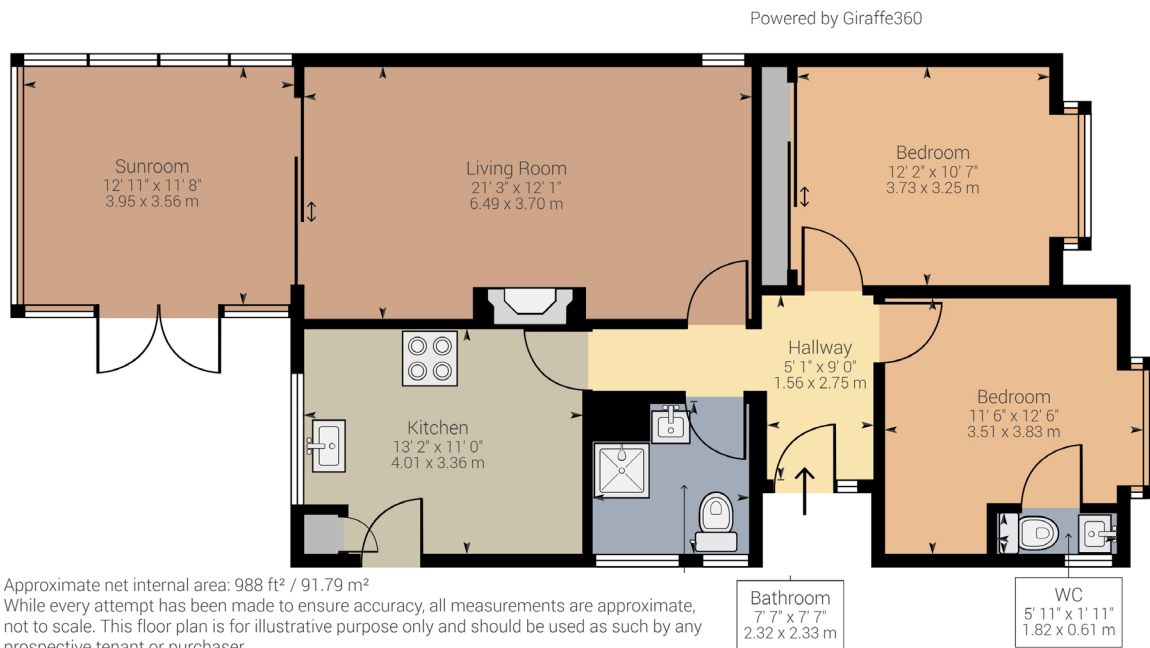
Gated driveway for several vehicles. Detached garage with store off.

## Agents Notes

Council Tax Band: Currently Band D

The sale of this property is subject to a grant of probate.

## Floor Plans - For Illustrative Purposes Only

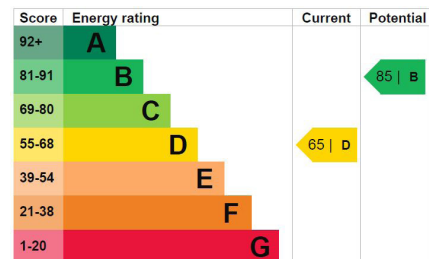


## Directions

From the A380 Penn Inn roundabout at Newton Abbot take the Milber exit. Turn right at the traffic lights into St Mary Church Road. Turn first right into Pinewood Road. Turn left into Silverwood Avenue. Continue straight ahead across a small cross roads. Take next left into St Lukes Road. Turn right into Ridgeway Road and follow the road right to the end. At the T junction, turn right and the property is on your right.

## Energy Performance Certificate

Full report available on request



Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.