



- Detached Bungalow
- Good Size Lounge
- Dining Room
- Kitchen and Utility Room
- Three Bedrooms
- Shower Room
- Conservatory
- Garage And Parking
- Picturesque Gardens To Front And Rear
- Popular Location

Our View "A spacious family bungalow with garage and ample parking."

An extended and well-presented detached three-bedroom bungalow situated on the edge of Newton in the popular area of Milber with good access to the local amenities and also been on a bus route. Newton Abbot Town centre is only a short drive away with a wider range of shops, pubs, restaurants, leisure centre, cinema, schools, the hospital and the train station which is on the main line to London Paddington. The property benefits from delightful gardens to the front and rear, driveway parking, an integral garage, gas central heating, double glazing and solar panels on the roof.



Recently updated the accommodation comprises of: an entrance porch, entrance hall, lounge, kitchen open plan to the dining room, utility room, conservatory, three bedrooms and a shower room. On approaching the property, an obscure glazed door provides access into the entrance porch, which in turn provides access into the entrance hall which has a radiator, an obscure glazed window to the lounge, doors to the principal rooms and an integral door into the garage.

The lounge is a good size with a window to the front aspect, enjoying far reaching views to Haytor, and also having a window seat, an obscure glazed window to the entrance hall, radiator and a focal coal effect electric fireplace with light and wooden surround.

The kitchen has an extensive range of wood effect wall and base level kitchen units, with drawers, a built in larder cupboard with matching doors, corner shelves, fitted work surfaces, with tiled surrounds, a stainless steel sink unit, a window to the side aspect, space for a freestanding electric cooker with extractor hood above, space for tall fridge freezer and space and plumbing for a dishwasher. An opening lead to the dining room. The dining room enjoys double aspect windows to the side and rear windows to the rear over looking the garden and into the conservatory, radiator, obscure glazed door into the conservatory and a bi-fold doors providing access into the utility room.

The L-shaped conservatory enjoys a sunny aspect and has a solid base with UPVC double glazed windows. There are French doors taking you out to the garden, tiled flooring, and a polycarbonate roof with fitted blinds.

The utility room has space and plumbing for a washing machine and space for a tumble dryer. There are two windows and plumbing for a WC for anyone who would like to install a second toilet.



Bedroom one is a good size double room with a radiator and a window looking into the conservatory. Bedroom two is another double room with a radiator and a window to the front aspect. Bedroom three is a single room with a radiator and a window overlooking the garden.

The fully tiled shower room has a corner shower cubicle with wall mounted shower unit, pedestal wash hand basin, low flush WC, heated towel rail, wall mounted Dimplex heater, a window and a built-in airing cupboard housing the gas fired boiler.

Outside, to the front of the property there is an attractive block paved coloured driveway which provides off road parking for number of vehicles and also provides access to the integral garage which has an electric up and over door, power and light connected, solar panel box, door into the entrance hall and a courtesy door to the side. The front garden has a paved patio and raised flower beds planted with an abundance of shrubs, flowers and bushes.

The rear garden has been cleverly landscaped and has flower beds bordered by attractive stone walling, patio areas, ideal for entertaining or alfresco dining, an area laid to lawn, a timber gazebo seating area, a summer house and a shed. A pathway leads to the top of the garden where a gate gives access to the public footpath, which provides a lovely walk-through woodland to Coffinswell. The garden enjoys a sunny aspect, offers a good degree of privacy and is fully enclosed by timber fencing and mature hedging.

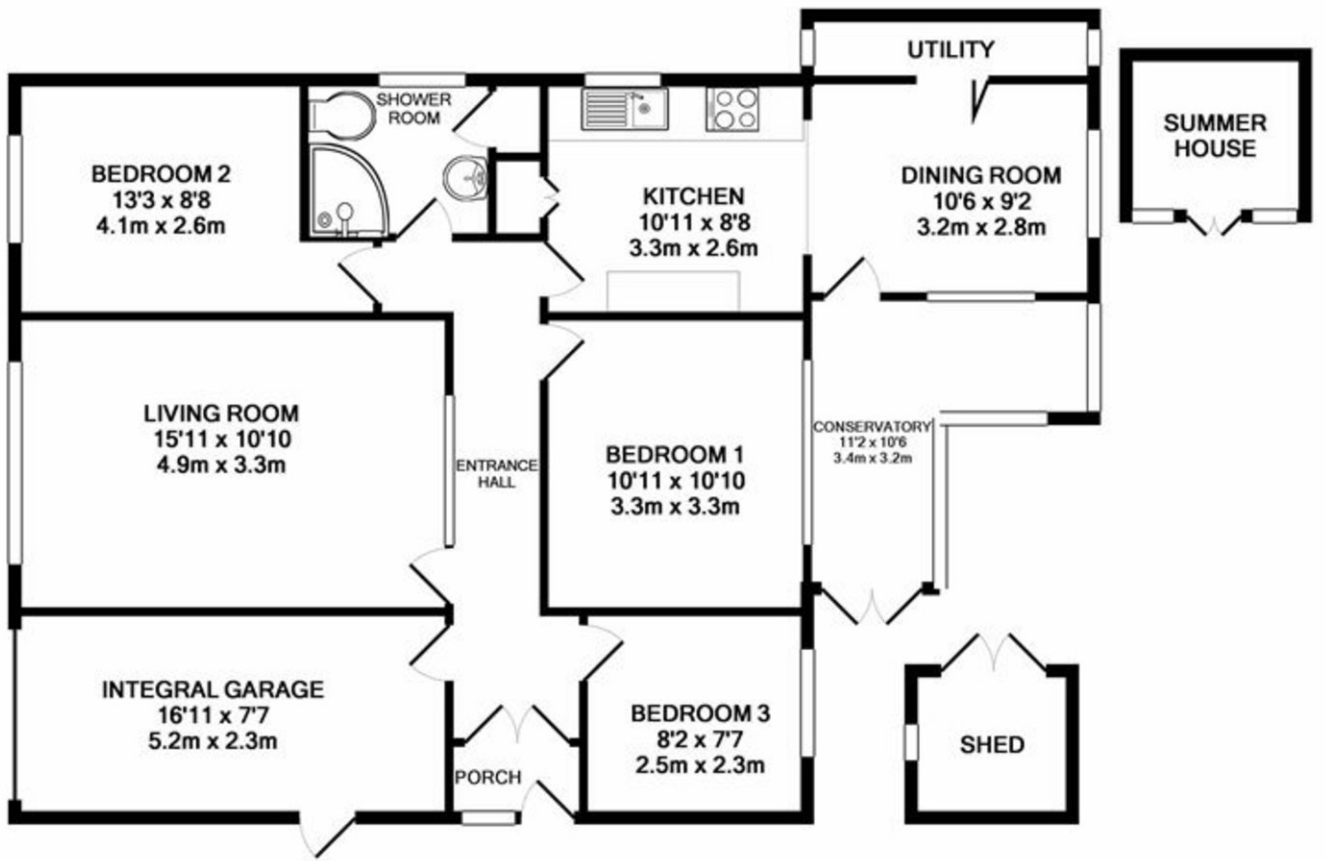
Council Tax Band D for the Period 01/04/2023 to 31/03/2024 financial year is £2264.31

Agents Note: The solar panels are on a 25 year lease, starting from 12th January 2012 and we understand that the owner receives reduced electricity up to 50%. For a copy of the lease, please contact the office.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



TOTAL APPROX. FLOOR AREA 1041 SQ.FT. (96.7 SQ.M.)

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Notice These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.
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Tenure: Freehold

01626 364900

Heath Park, Newton Abbot

£340,000

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