

**SAMPLE
MILLS**



**Hawthorn Close
Aller Park
Newton Abbot
Devon**

£299,995
FREEHOLD





**Hawthorn Close, Aller Park, Newton
Abbot, Devon**

£299,995 freehold

A larger than average size 2 bedroom Semi-Detached property, being one of only two semi detached properties on the Aller Park development, presented to the market in excellent order throughout, and having been extended by the present owners to a high standard.

The internal accommodation comprises a spacious, recently extended and refitted contemporary kitchen/dining room, a separate lounge, 2 double bedrooms and a refitted modern family bathroom.

The property benefits from a spacious integral garage, being of larger than average size, with a utility room to the side and offset store room.

The property also occupies a larger than average size plot with a good size rear garden and an open plan garden to the front and driveway parking.

The property is well situated for all local facilities to include both primary and secondary schools, shops, supermarkets, and leisure centre, as well as the A38/A380 and the main rail line to London Paddington, which runs daily for onward travel.

An internal viewing of this property is highly recommended for those seeking a spacious property in this sought after area.



uPVC double glazed display window and door providing access to:

Entrance Hall

'L' shaped. Coving to textured ceiling. Radiator cover on radiator. Thermostat control for central heating. Airing cupboard with shelving. Access to loft area. Smoke detector. Oak door.

Master Bedroom – 5.10m x 2.97m (16'9" x 9'9")

Oak door. Single panelled radiator. uPVC double glazed windows looking over the front with views over. Textured ceiling. TV point.



Bedroom 2 – 2.70m x 2.30m (8'10" x 7'7")

uPVC double glazed window looking over the front with views over the surrounding area. Double panelled radiator. Textured ceiling. Oak door.



Bathroom – 3.35m x 1.70m (11'0" x 5'7")

Oak door. Vanity wash-hand basin with storage cupboard below. Low level w/c. Fully tiled walls with attractive tile to bath side. Fitted bath with shower screen, chrome fixtures and fitted chrome power shower with fixed shower and shower attachment over. Chrome mixer tap. Chrome ladder radiator. Wooden effect LBT wooden flooring. Extractor fan. Concealed lighting. Wall mounted medicine cabinet with a sensor light.



Lounge – 4.20m x 3.04m (13'9" x 10'0")

Oak door. Floor to ceiling ladder radiator. Textured ceiling. Feature fireplace with wooden surround, mantle over, TV point, hearth and electric fire. Oak doors onto:

Extended Kitchen/Dining Room

Kitchen Area – 3.10m x 2.50m (10'2" x 8'2")

Incorporates a range of fitted base units with wall mounted cupboards. Worktop surface areas. Attractive tiled walls. Gas cooker point. Drainer with mixer tap over. Display cabinet. Partially tiled walls. Built-in dishwasher. Concealed lighting to the ceiling. Walk-through to:

Dining Area – 5.10m x 2.80m (16'9" x 9'2")

Skylight window. uPVC double glazed door and windows. Concealed lighting. Attractive patterned vinyl flooring. Access to the rear.

Integral Garage – 5.13m x 3.02m (16'10" x 9'11")

Utility – 2.70m x 1.80m (8'10" x 5'11")

Workshop – 4.70m x 1.80m (15'6" x 5'11")

Outside

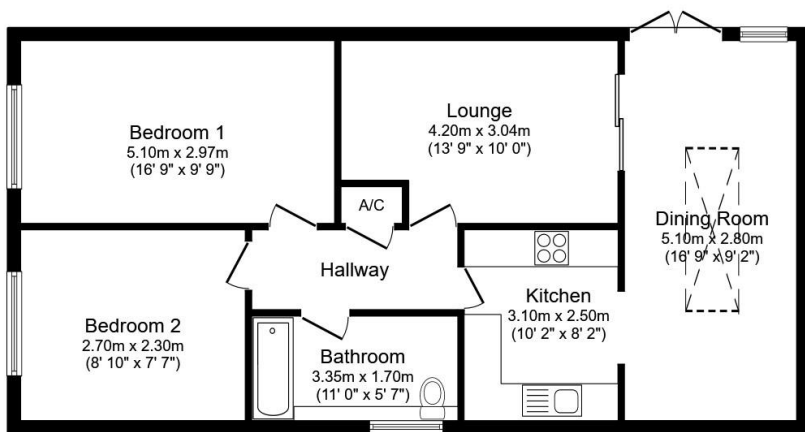
The rear garden has a raised patio area with post and wire surround, and offers a pleasant open outlook over the area and beyond. There is also a good size lawn area ideal for children/pets and a raised seating area, and is enclosed by timber fencing.

Agents Note

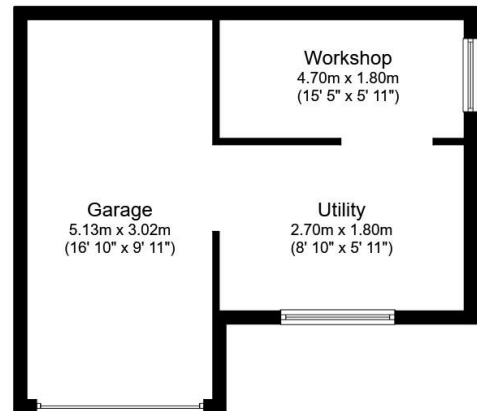
Council Tax Band: 'C'

EPC Rating: 'D'





Floor Plan
Floor area 77.7 m² (837 sq.ft.)



Outbuilding
Floor area 37.9 m² (408 sq.ft.)

TOTAL: 115.7 m² (1,245 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.