

**SAMPLE
MILLS**



**St Lukes Road
Aller Park
Newton Abbot
Devon**

£380,000

FREEHOLD





**St Lukes Road, Aller Park,
Newton Abbot, Devon**

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A mature 3 bedroom semi detached family home comprising entrance hall, lounge, separate dining room, inner hall with cloakroom off and kitchen on the ground floor. On the first floor there are 3 bedrooms and a bathroom/WC.

The property benefits from gas central heating, uPVC double glazing, garage, off road parking and gardens to the front and rear.

Situated in the popular Aller Park area of Newton Abbot with access to schools, bus routes and the link road for Exeter and Torbay together with easy access into Newton Abbot town centre where a further range of facilities and amenities can be found including the mainline rail link for London Paddington.



uPVC double glazed door leading into

Entrance Porch

uPVC double glazed. uPVC double glazed door leading into

Entrance Hall

Double panelled radiator. Fitted cupboard. Laminate flooring. Understairs storage cupboard. Staircase rising to first floor. Door through to Sitting Room. Door through to

Inner Hall

Fitted cupboards, one of which houses the gas boiler for hot water and gas central heating. Double panelled radiator. Door through to

Cloakroom/WC

Low flush suite. Wash hand basin with tiled splashback. uPVC obscure double glazed window.

Sitting Room 12'8" x 12'3" (3.86m x 3.73m)

Wood burner set within recess on tiled hearth and cupboard space either side. Radiator. Fitted shelving. Panelling to walls and ceiling. Laminate flooring. uPVC double glazed window to front aspect enjoying views over the surrounding area and towards Wolborough Hill and Kingskerswell. TV point.

Dining Room 13'4" x 11'9" (4.06m x 3.58m)

Laminate flooring. Double panelled radiator. Picture rail. uPVC double glazed french doors providing access onto the rear garden.

Kitchen 9' x 9" (2.74m x 2.74m)

One and a half bowl single drainer sink unit with mixer tap. Fitted matching wall and base units. Worktop surface areas. Built in 4 ring gas hob with extractor hood above and built in oven beneath. Plumbing for dishwasher. Space for fridge freezer. uPVC double glazed window overlooking the rear garden. Tiled floor. uPVC half double glazed door to outside. Spotlight points.

FIRST FLOOR

Landing

Hatch to roof space.

Bedroom 1 13'5" x 11' (4.09m x 3.35m)

Radiator. TV point. uPVC double glazed window overlooking the front with panoramic view towards Dartmoor, Wolborough Hill, Decoy and over towards Kingskerswell. Part panelling to one wall.

Bedroom 2 12'3" x 11'9" (3.73m x 3.58m)

Radiator. uPVC double glazed window overlooking the rear garden.

Bedroom 3 8' x 6'9" (2.44m x 2.06m)

Radiator. uPVC double glazed window enjoying similar views to bedroom 1. Telephone point.

Bathroom

4-piece suite including bath with fitted shower. Tiled shower cubicle with fitted shower. Inset wash hand basin with drawer space below. Low level WC. Fully tiled walls. Extractor fan. Obscure uPVC double glazed window. Heated towel rail. Underfloor heating.

OUTSIDE

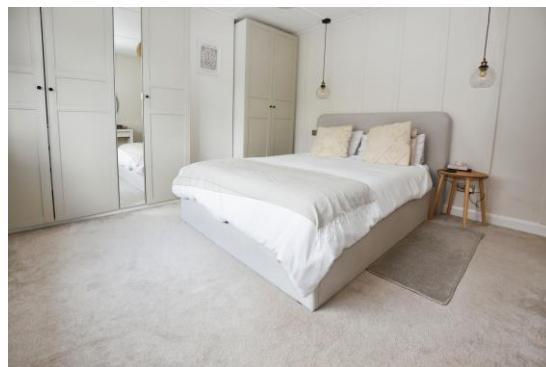
To the front of the property is a garden predominantly laid to lawn. There is a side gate giving access to the rear where there is an area with various outbuildings, a garden shed and aluminium greenhouse. There is an area which has been laid to patio with steps up to an enclosed garden surrounded by hedgerows, flowers, bushes and trees. An archway leads through to a further garden area which is predominantly laid to lawn with surrounding hedgerows and a flower bed, various trees and bushes. There is also a further garden shed. In addition, there is a garage plus off-road parking.

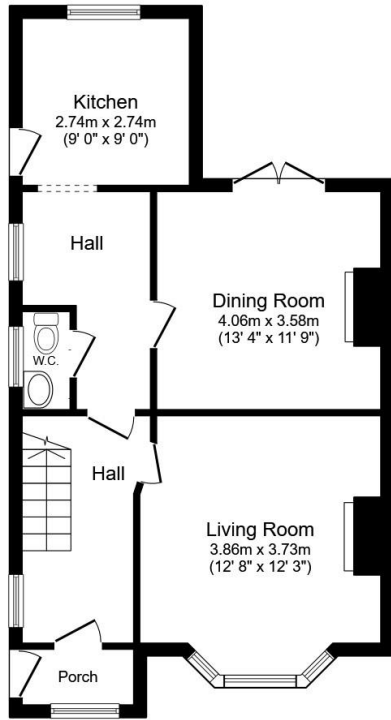
AGENT'S NOTE

Council Tax Band: 'C' £2193.90 for year 24/25

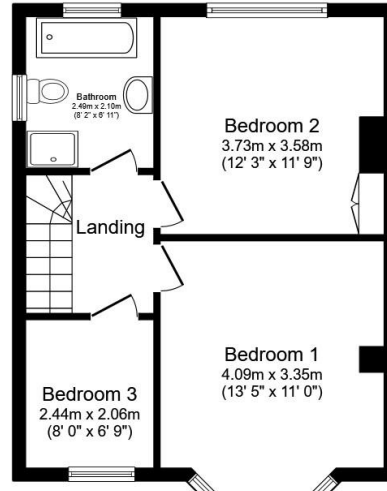
EPC rating: 'D'

Long Term Flood Risk: Very low





Ground Floor
Floor area 54.2 m² (584 sq.ft.)



First Floor
Floor area 44.6 m² (480 sq.ft.)

TOTAL: 98.8 m² (1,064 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		
69-80	C		80 C
55-68	D	60 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.