

**SAMPLE  
MILLS**



**Cedar Road  
Aller Park  
Newton Abbot  
Devon**

**£450,000**

**FREEHOLD**





**Cedar Road, Aller Park,  
Newton Abbot, Devon**

**£450,000 freehold**

A spacious 3 bedroom Detached Bungalow that has been recently renovated internally and externally to a high standard throughout.

The property is situated in a prominent part of Newton Abbot in the prestige area of Aller Park and enjoys some fine views over the surrounding area and countryside towards the town and over to Abbotskerswell and Haytor.

The property accommodation internally comprises spacious entrance hall, lounge with dual aspect windows with views over the surrounding area, a large kitchen/dining room, utility room, 3 bedrooms, the master bedroom having en-suite, a separate 4 piece family bathroom and a large integral garage with power light and further under house storage.

The property benefits from professionally landscaped gardens to the front and rear and good off road parking.

Viewing of this property is highly recommended for those seeking a bungalow in this prestigious area of Aller Park with an open outlook.



## Entrance Porch

Composite door to:

## Spacious Entrance Hallway

Oak fitted doors. Double panelled radiator. Access to loft area. Wooden effect flooring. Access to loft area, boarded and lights. Doors off to:

## Lounge – 5.40m x 3.90m (17'9" x 12'10")

Dual aspect windows with views over the front and to the side over the surrounding area towards Kingskerswell and across to Abbotskerswell and Haytor. Recessed area with shelving, Radiator. TV point.

## Master Bedroom – 3.60m x 2.90m (11'10" x 9'6")

uPVC double glazed window again looking over the front with views over the surrounding area. Single panelled radiator. TV point. Two built-in double wardrobes either side. Door through to:

## En-Suite Shower Room

3 piece suite. Shower cubicle, fitted chrome power shower with double attachment. Tiled walls. Chrome fitted ladder radiator. Shaver point and socket. Wall mounted medicine cabinet. Low level w/c. Wash-hand basin. Obscure uPVC double glazed window. Concealed lighting to ceiling.

## Bedroom 2 – 3.70m x 3.30m (12'2" x 10'10")

uPVC double glazed window looking over the rear. Built-in wardrobes. Single panelled radiator.

## Bedroom 3 – 3.50m x 2.70m (11'6" x 8'10")

uPVC double glazed window looking over the rear. Radiator. Built-in wardrobe, sliding door, hanging rails and shelving.

## Bathroom – 3.47m x 3.30m (11'5" x 10'10")

4 piece suite. Freestanding panelled bath with chrome mixer tap and shower attachment over. Low level w/c. Wash-hand basin. Large walk-in shower with sliding door. Tiled walls. Wooden effect flooring. Fixed mirror with shelving over. Chrome fitted ladder radiator. Obscure uPVC double glazed window. Recessed areas with shelving. Concealed lighting to ceiling.

## Kitchen/Dining Room

### Kitchen Area – 8.90m x 3.90m (29'2" x 12'10")

Range of high quality fitted base units with carousel units. Composite worktops and upstands. Blanco 1½ drainer with mixer tap over. Induction hob with extract fan over and cooker hood. Range of wall mounted cupboards. Built-in dishwasher. Fitted breakfast bar. Wooden effect flooring. Double panelled radiator. Fitted spot lamps. Further range of fitted base units. Built-in double oven. Built-in fridge and freezer. uPVC double glazed window to the side. Internet sockets. Electric points. Concealed lighting to ceiling.

### Dining Area – 4.30m x 2.70m (14'1" x 8'10")

Wooden flooring. Double panelled radiator. uPVC double glazed patio doors providing access onto the rear garden.

### Utility Room – 2.57m x 1.7m (8'10" x 5'7")

Fitted base units. Worktop surface area. Wall mounted cupboards. 1½ drainer. Plumbing for washing machine. Space for tumble dryer. Composite door.

### Spacious Integral Garage – 7.03m x 3.70m (23'1" x 12'2")

Water tap. Under house storage area. Wall mounted combi boiler for gas central heating. Window to the side. Up and over door. Gas and electric meters. Door to under house storage cupboard.

## Outside

The property has raised walls with landscaped gardens to the front and to the rear that have been updated, and has a walled area with parking for several cars to the front. Steps with wrought iron railings leading to the front. The front garden is patioed, landscaped with a good range of borders, plants and shrubs. There are 2 side accesses around the property to the rear, where there are 3 patio areas off the kitchen and gravelled seating area that has recently been renovated for ease of use.

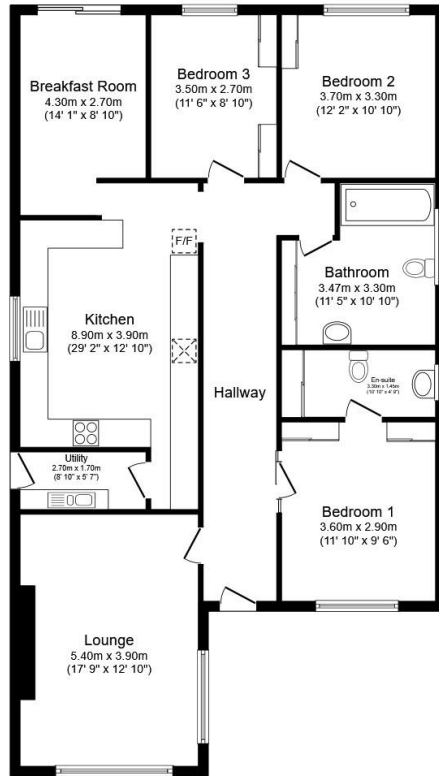
Viewing is highly recommended to avoid disappointment.

## Agents Note

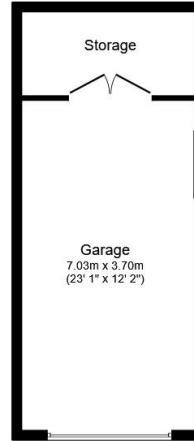
Council Tax Band: 'E' £2851.99 for 2023/24

EPC Rating: 'C'





**Floor Plan**



**Garage**

Total floor area 158.4 m<sup>2</sup> (1,705 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	70   C	
55-68	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.