

**SAMPLE
MILLS**



**Ridgeway Road
Aller Road
Newton Abbot
Devon**

£450,000
FREEHOLD





Ridgeway Road, Aller Park,
Newton Abbot, Devon

£450,000 freehold

A mature detached 1960's bungalow occupying a larger than average size plot, situated in the popular residential area of Aller Park. The property enjoys privacy and seclusion, and is completely level and has been well-maintained and updated by the present occupiers over the years.

The accommodation internally comprises entrance porch, a reception hallway, lounge to the front and an extended kitchen/breakfast room to the rear which has a further sun lounge off which enjoys a pleasant outlook over the rear garden with views towards Wolborough Hill. The property has 2 bedrooms and a family bathroom.

There is access to a large utility/office area which has a separate WC and access into a larger than average size garage. The property has good off road parking for several cars or caravan/motorhome if required, and occupies a level location.

Further benefits include gas central heating and uPVC double glazing.

Viewing is highly recommended for those seeking a bungalow of this high quality in this sought after area.



uPVC porch

Tiled flooring. Outside light. uPVC double glazed door onto:

Entrance Hallway

Double panelled radiator. Coving to textured ceiling. Display windows into the lounge. Access to the loft area. Airing cupboard with shelving and storage cupboard over. BT point. Glass door through to:

Lounge – 4.30m x 3.60m (14'1" x 11'10")

uPVC double glazed windows overlooking the front. Double panelled radiator. Feature fireplace with stone surround, mantle over, hearth. TV point. Door through to:

Bedroom 1 – 3.70m x 3.00m (12'2" x 9'10")

Facing the front. uPVC double glazed window. Double panelled radiator. Built-in triple aspect wardrobes with opening doors, hanging rails and shelving. Coving to ceiling.

Bedroom 2 – 3.35m x 2.47m (11'0" x 9'0")

Facing the rear. Double panelled radiator. uPVC double glazed window. uPVC sliding patio doors with access onto the rear garden.

Bathroom

Comprising 3 piece suite. Panelled bath. Vanity wash-hand basin. Low level WC. Fixed medicine cabinet. Obscure glazed window. Partly tiled walls with border dado rail. Ladder radiator. Chrome fitted Aqualisa power shower. Coving to textured ceiling.

Kitchen/Dining Area – 5.90m x 2.70m (19'4" x 8'10")

Kitchen Area

Range of fitted base units with worktop surface areas. Drainer 1½ with chrome Franke mixer tap over. Space for electric cooker. Wooden effect flooring. Partly tiled walls. Wall mounted cupboards. Fitted extractor fan. uPVC double glazed window looking over the back.

Dining Area

Double panelled radiator. Velux window. Smoke detector. Squared arch through to:

Sun Lounge – 3.00m x 2.40m (9'10" x 7'10")

uPVC double glazed windows and opening patio doors onto the rear with open outlook towards Wolborough Hill and over the surrounding area and access onto the level rear garden.

Utility Room – 4.80m x 2.40m (15'9" x 7'10")

Stainless steel drainer. Plumbing for washing machine. Base units. Worktops. Electric meter. Gas meter. Wall mounted Vaillant combi boiler serving hot water and central heating. uPVC double glazed window looking over the front. Separate w/c. Access through to:

Garage/Workshop – 5.70m x 2.80m (18'8" x 9'2")

Workbench. uPVC double glazed window. Up and over door. Power and light.

OUTSIDE

To the front of the property, is a walled garden with pillars and post, a good range of borders, trees, plants, shrubs and mature garden. An opening driveway which has parking for ample cars onto the front with turning area. A lawned garden and further range of borders, shrubs and plants.

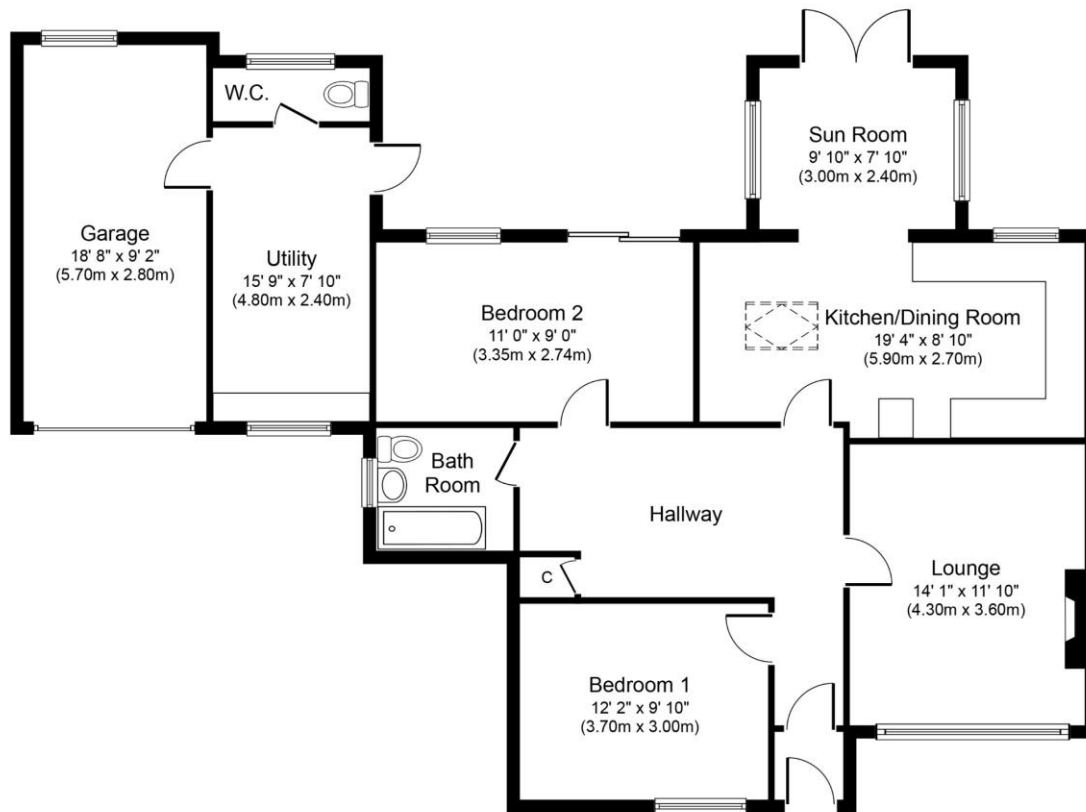
The rear garden has been carefully landscaped with a patio area which has a covered seating area and enjoys an open outlook onto the level lawned garden, which has been carefully landscaped and is enclosed with a good range of borders, plants and shrubs and wooden garden shed at the rear. There is a further seating area where the garden has the sun until the end of the day. The garden is West facing and enjoys the sun throughout the day. There is also a further base with a wooden summerhouse and side garden with outside water tap, rockery display and planted area, which could be used as a vegetable plot, if required. The property also has access around to the front.

AGENTS NOTE

Council Tax Band: 'D' £2333.45 for 2023/24

EPC Rating: 'E'





Approximate Floor Area
1,269 sq. ft.
(117.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	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.

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