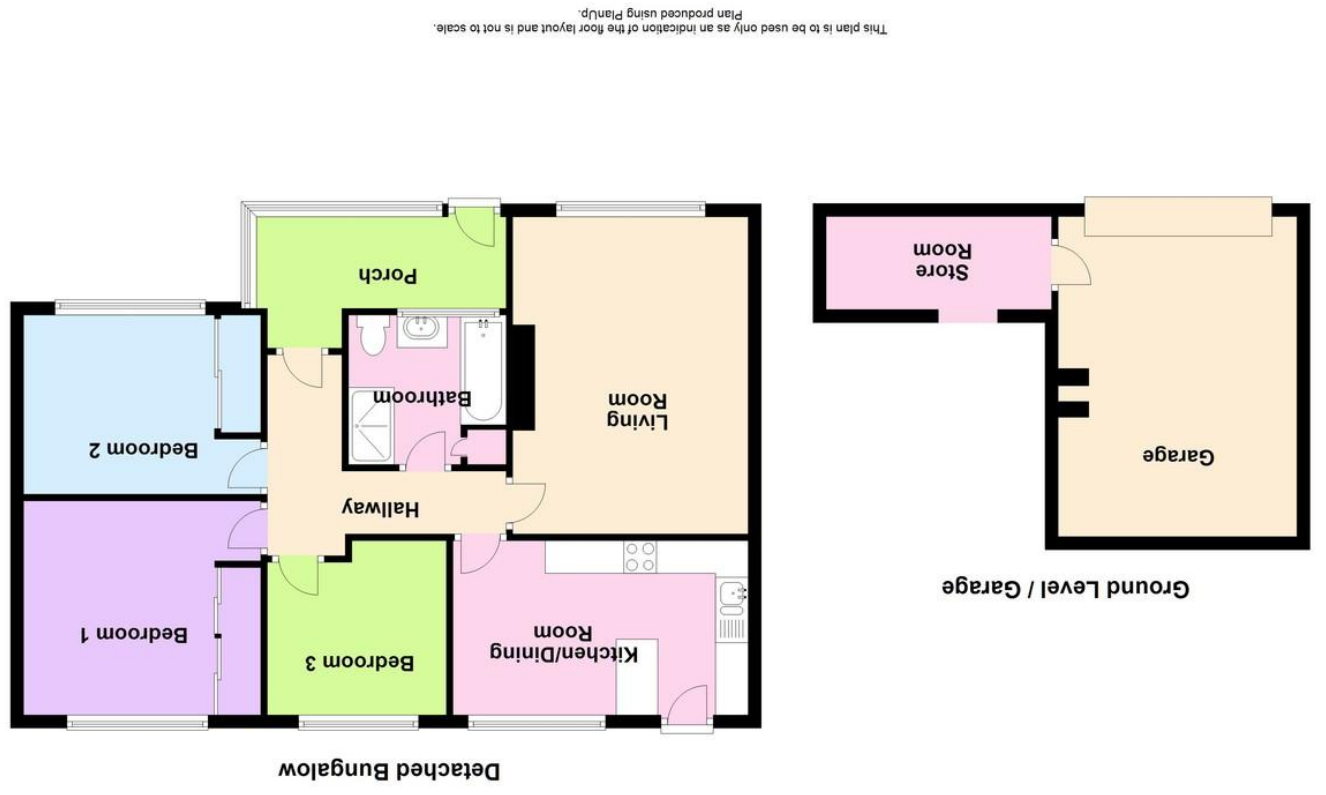




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

England & Wales																													
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This plan is to be used only as an indication of the floor layout and is not to scale. Plan produced using PlanIt.

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20 ALLER BRAKE ROAD
ALLER PARK, TQ12 4NJ

£340,000
FREEHOLD

A Detached Bungalow in 'Show Home' condition, situated at Aller Park, between Newton Abbot and Kingskerswell. Accommodation briefly comprises; Entrance Porch, Hallway, Living Room, Bespoke Modern Kitchen / Dining Room and Bath/Shower Room, 3 Bedrooms, Good Sized Garage and Store Rooms. Outside there is Ample Parking and Landscaped Front and Rear Gardens. Extensively improved and renovated by the current owners, viewing comes highly recommended to appreciate the size and standard of accommodation on offer.



ALLER BRAKE ROAD

Detached Bungalow | Extensively Renovated and Improved | 3 Bedrooms | Modern Bespoke Kitchen & Bathroom | Garage | Ample Parking | Landscaped Gardens | Popular Aller Park area



The rear garden has been landscaped to provide seating areas including a large patio area ideal for barbecues and entertaining. To the rear there is a raised border for growing plants. Wood store. External water and electric supplies.

GARAGE

16' 1" x 11' 11" max" (4.9m x 3.63m) Up and over door. Power and light. Worktop with space for tumble dryer below.

STORE ROOM

8' 3" x 4' 8" (2.51m x 1.42m) Central heating combi boiler. Power and light. Restricted head height. Opens into the underhouse storage area with restricted head height.

FURTHER INFORMATION

Council tax band D. Water meter.

ACCOMMODATION

UPVC double glazed door into;

PORCH

11' 5" x 4' 6" (3.48m x 1.37m) UPVC double glazing. Porcelain tiled flooring. Radiator. Courtesy light. Wooden door with glazing into;

HALLWAY

Solid wood flooring. Radiator. Access to loft.

LIVING ROOM

15' 11" x 11' 10" max" (4.85m x 3.61m) UPVC double glazed window to the front. Wood burning stove with granite hearth. Recessed display shelving. Downlights. Coving. Radiator. TV point. Solid wood flooring.

KITCHEN / DINING ROOM

14' 11" x 8' 9" (4.55m x 2.67m) A range of contemporary wall and base units, some with glass fronts, roll edge worktops and tiled surrounds. Under unit lighting. UPVC double glazing to the side and rear and door to the garden. One and a half sink and drainer with mixer tap. Four ring gas hob with hood over. Eye level electric fan assisted oven. Integral microwave, dishwasher and washing machine. TV point. Breakfast bar. Tiled floor. Large contemporary panel radiator. Downlights. Coving.

BEDROOM ONE

12' 0" max" x 10' 10" (3.66m x 3.3m) UPVC double glazed window to the rear. Downlights. Coving. Radiator. Bespoke fitted wardrobes with sliding mirror fronts and LED downlights.

BEDROOM TWO

11' 11" x 9' 0" max" (3.63m x 2.74m) UPVC double glazed window to the front. Radiator. Fitted storage cupboards. Coving. Fitted bespoke double width wardrobe with mirror fronts.

BEDROOM THREE

9' 0" x 8' 9" max" (2.74m x 2.67m) UPVC double glazed window. Radiator. Coving.

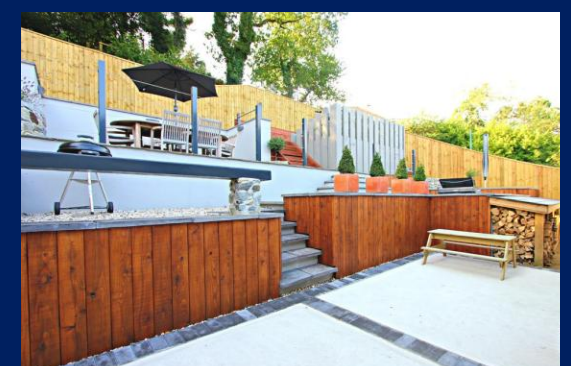
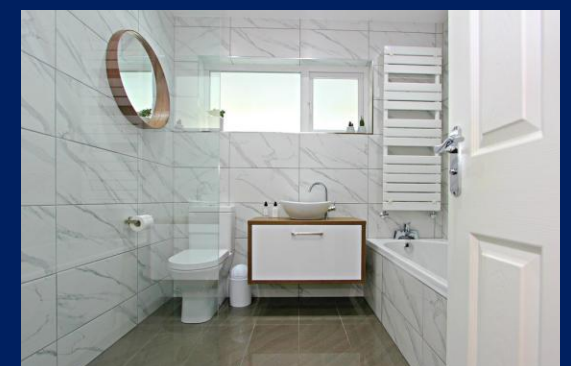
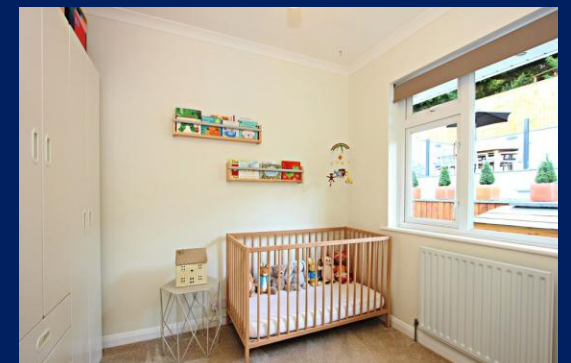
BATHROOM

7' 9" x 7' 5" max" (2.36m x 2.26m) Bath with tiled surround and chrome mixer tap. Contemporary panel radiator. Fully tiled walls and flooring. Large walk-in shower with glass screen and chrome mixer shower. Low level WC. UPVC double glazed window. Downlights. Hand-wash basin with mixer tap and bespoke vanity unit below. Large fitted linen cupboard.

OUTSIDE

The property is accessed by a driveway providing ample off road parking which leads to the garage. The front garden is mainly laid to lawn. Steps with a brush-metal grab rail lead to the front door with courtesy light. Access to both sides of the property with wooden gates.

ALLER BRAKE ROAD



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