











Newton Abbot

- Semi-Detached House
- 3 Bedrooms
- 7m Long Kitchen / Diner
- Immaculately Presented
- Gas Central Heating & Double Glazing
- Double Garage & Driveway
- Enclosed Gardens
- Must Be Viewed

Guide Price:

£225,000

Freehold

EPC RATING: D66

74 Oakland Road, Newton Abbot, Devon, TQ12 4EE

A superb semi-detached family home which offers well-proportioned accommodation and many benefits.

A credit to the current owners the house has, over recent times, been subject to an extensive programme of improvement including a new central heating system and the re-plastering of virtually all the walls and ceilings to provide an immaculate interior. The kitchen / diner has a range of sleek high gloss units and French doors to the rear garden. The contemporary bathroom has coordinating fully tiled walls and floor.

Outside are enclosed front and rear gardens with lawn and patio and there is also a detached outbuilding with store / w.c and utility room with plumbing. A particularly noteworthy feature of the house is its detached double garage and driveway approach providing parking which is located to the side of the house with additional area of gardens on three sides.

The property is situated in an established address near a parade of local shops and is also within walking distance of a primary school. Newton Abbot town centre is approximately one mile away and offers a wide range of shopping, business and leisure facilities and is accessible via a timetabled bus route. For the commuter Oakland Road is approximately half a mile from the A380 linking Torbay and Exeter (M5 beyond).

Accommodation

Ground Floor

Entrance Hallway	
Lounge	15’ 7” (4.75m) x 10’ 7” (3.23m)
Kitchen / Diner	22’ 10” (6.96m) x 10’ 7” (3.23m)

First Floor

Landing	
Bedroom 1	11’ 2” (3.4m) x 8’ 11” (2.71m)
Bedroom 2	11’ 4” (3.45m) x 10’ 6” (3.21m)
Bedroom 3	11’ 4” (3.46m) x 8’ 3” (2.51m)
Bathroom	

Outside

Enclosed gardens to the front, side and rear.

Parking

Double garage and driveway parking.

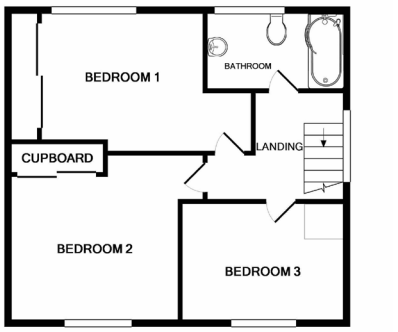
Agents Notes

Council Tax Band: Band A

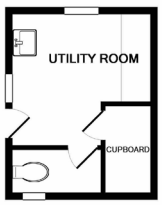
Directions

From the Penn Inn roundabout take the Combeinteignhead exit. Turn left at the traffic lights into Queensway. Take the first right into Buckland Brake. Take the first right into Oakland Road.

Floor Plans - For Illustrative Purposes Only



1ST FLOOR
APPROX. FLOOR
AREA 483 SQ.FT.
(44.8 SQ.M.)





GROUND FLOOR
APPROX. FLOOR
AREA 919 SQ.FT.
(85.3 SQ.M.)

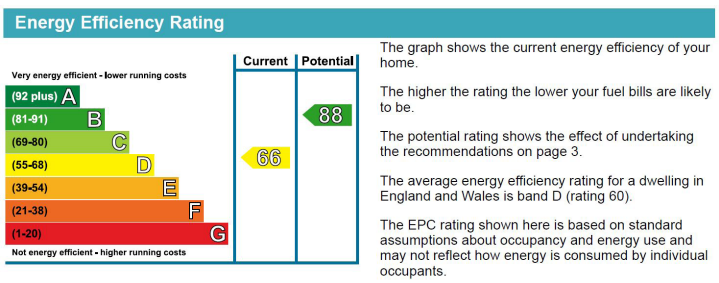
TOTAL APPROX. FLOOR AREA 1401 SQ.FT. (130.2 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Full report available on request



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