



- ✔ Entrance hallway
- ✔ Living room
- ✔ Conservatory
- ✔ Kitchen
- ✔ Utility room
- ✔ Three double bedrooms (master en suite)
- ✔ Family bathroom
- ✔ Separate WC
- ✔ Garage and driveway parking for two cars
- ✔ Enclosed rear garden

*Our View “Immaculately presented throughout, this lovely property must be seen to be appreciated”*

This superb three bedroom detached bungalow in Aller Park has been updated to a high standard by the current owners and is situated in an elevated position with views.



The accommodation comprises the entrance porch with a door leading into the entrance hallway providing access to the principal rooms. The living room is a good size with double glazed windows to the side and rear and double doors leading to the conservatory which is a superb living space overlooking the garden with views towards Haytor. This is without question the hub of the property with an opening and door to the kitchen which has been re-modelled to a high specification by the current owners and comprises a range of matching wall and base level units and a stainless steel mixer tap sink and drainer with ceramic cover. Built in appliances include an oven with four ring gas hob and a fridge/freezer and there is space and plumbing for a dishwasher and an additional sink. A door leads back into the hallway.

There are three double bedrooms to the property with the master benefiting from an en suite shower room with a Mira digital shower. The main family bathroom is again fitted to a high standard and has a suite comprising a low level flush WC, pedestal wash hand basin and free standing bath with central mixer tap. There are part tiled walls and an obscure double glazed window to the side. From the hallway you have access to a separate WC and also to the utility room/potential office with work units and an integrated washing machine. There is a double glazed window to the side and a door leading to the garage.



To the front of the property you have a block paved driveway for two cars leading to the garage and slate chipped raised area with access to the front entrance. To the rear leading from the conservatory you have an enclosed garden with a patio area leading to a well presented lawn with gated access to either side of the property.

Cedar Road is situated in the sought after residential location of Aller, which is conveniently placed for Torquay, Exeter and the motorway beyond with the A380 a short distance away, providing good road communications. Newton Abbot has a railway station on the London (Paddington) to Plymouth main line and offers a good range of facilities and amenities including market, shops, superstores, sports facilities including a swimming pool, hospital and primary and secondary schools.

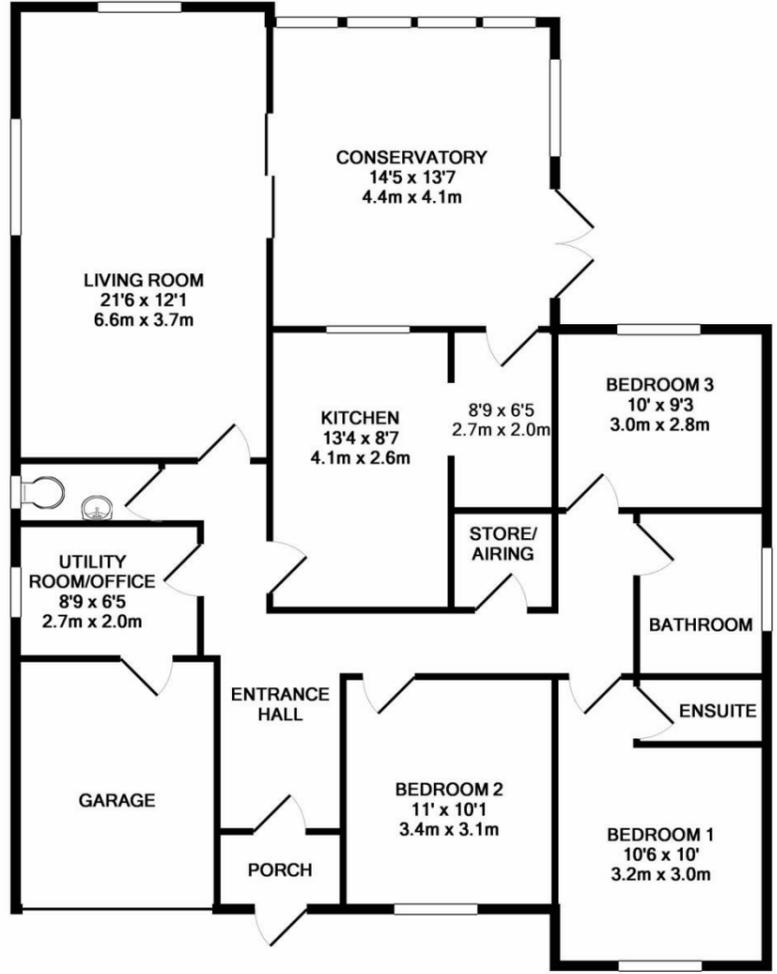
Please note that this property is owned by an employee of Woods Estate Agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D		64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D		60
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales			
EU Directive 2002/91/EC			

**Notice** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



TOTAL APPROX. FLOOR AREA 1387 SQ.FT. (128.8 SQ.M.)  
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