



Aller Park, Newton Abbot

5x  2x 

ENERGY RATING C72

- Video Walk-through Available
- Spacious 3-Storey Home
- 4/5 Bedrooms (1 en-suite)
- 2/3 Reception Rooms
- Modern Kitchen/Diner
- Double Garage & Driveway Parking
- Front & Rear Gardens
- Sought-After Aller Park Address
- Cul-de-sac Position
- Early Viewings Advised

Guide Price:
£600,000
FREEHOLD

Tanglewood, 2 Willow Close, Newton Abbot, Devon, TQ12 4PZ



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A superb four/five bedroom detached executive-style 1980s dwelling, situated at the end of the very popular cul-de-sac of Willow Close in the Aller area of Newton Abbot. With ample parking, a good-sized rear garden and far-reaching views across to Dartmoor, this property has a great deal to offer and has been modernised to a superb standard.

The Accommodation:

Entering the property through the composite front door is a large entrance hallway which sets the tone for this beautiful property. The dining area is situated towards the front of the property and enjoys a lovely bay window overlooking the front garden. Behind the dining area is a good-sized lounge with the feature electric in-built fireplace with sliding doors to a Juliet balcony with superb far-reaching views. Further to this at entrance level is a separate WC and the large kitchen/diner which has recently been installed and includes a wall mounted electric oven, gas hob, the AIG dishwasher and the fridge/freezer. The kitchen also has plinth lighting installed along with ample worktop space and storage and, to one end, the kitchen also has a breakfast bar peninsular with space behind for a dining table and chairs. From the kitchen is access to the double garage which has a utility area nearest to the kitchen with space for the washing machine and tumble dryer. The garage has an electric up-and-over garage door and a side door to access outside.

On the top floor there are three bedrooms, a very good-sized double with two Velux windows, the second double is currently being used as a dressing room and the third double upstairs is currently used as an office. On the top floor is also a recently installed bathroom with shower above the bath, WC, basin and heated towel rail and finished to a high standard.

On the lower floor is the master bedroom a superb sized double with double windows overlooking the rear garden, a fitted wardrobe and a large en-suite

with walk-in shower, roll top bath, WC, basin and heated towel rail. Also on the lower floor is a large airing cupboard with radiator installed and a further large reception room which could also be used as a large double bedroom with direct access to the rear garden. The property is fully double glazed and has gas central heating – the ground floor and parts of the lower ground floor have underfloor heating.

Outside:

The rear garden has been split into three sections; the decking area off the back of the property makes a fantastic dining area with steps down to a lawn with further steps down to a wooded area at the bottom where the trees do have a Tree Preservation order. The property does have side access both sides and to the front is a lawned area with mature shrubs, a wide driveway for a couple of vehicles in front of the garage door.

Parking:

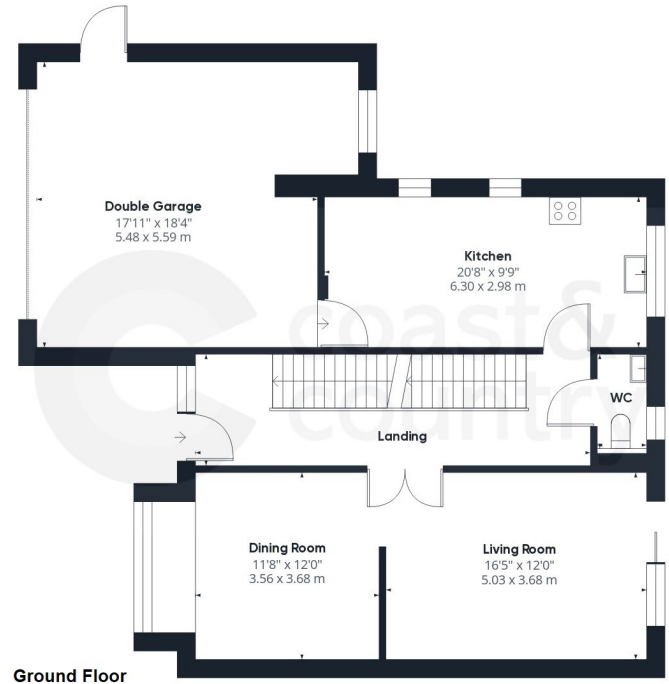
Wide driveway and double garage.

Directions:

From the Penn Inn roundabout at Newton Abbot take the Milber exit. At the traffic lights turn right onto St Marychurch Road. Take the second right into Aller Brake Road. Turn left into Birch Road and then left into Fern Road. Follow the road around and Willow Close can be found on the right hand side.



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Approximate total area⁽¹⁾

2132.12 ft²

198.08 m²

(1) Excluding balconies and terraces

Balconies and terraces

875.97 ft²

81.38 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band F

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.