



Ridgeway Road, Newton Abbot

£399,950



WILLIAMS HEDGE
estate agents



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8 RIDGEWAY ROAD, NEWTON ABBOT, TQ12 4LS

A spacious detached bungalow | Gas central heating | Double glazed windows | Reception hall
Lounge | Kitchen/breakfast room | Three bedrooms | Bathroom | Separate W.C
Parking for numerous cars | Detached garage | Exceptional rear garden

An individual spacious detached bungalow situated in a very popular residential area on the edge of Newton Abbot. The property has been in the same ownership for a great many years and stands in a plot of exceptional size with most of the land to the rear. The property has gas central heating, double glazed windows and comprises reception hall, lounge, kitchen/breakfast room, three bedrooms and bathroom with a separate W.C. To the front is a brick pavior driveway providing parking for many cars with a detached garage to the side leading to the majority of land at the rear. The property enjoys lovely open views and is convenient for Newton Abbot, Kingskerswell, Torquay and the A380 providing access to Exeter and further afield. There is a great deal of scope to further improve and extend subject to the usual consents. Viewing is essential to fully appreciate all that this property has to offer.

The Accommodation Comprises

uPVC double glazed door opening to

RECEPTION HALL - 6.71m x 1.17m (22'0" x 3'10") widening to 7' (2.13m) With radiator, airing cupboard with hot water cylinder, access to loft, telephone point.

LOUNGE - 5.18m x 4.85m (17'0" x 15'11") With tiled fireplace and hearth with fitted electric fire, radiator, double glazed window, wall light points. This lovely spacious room enjoys open views over the extensive garden to the countryside in the distance.



KITCHEN/BREAKFAST ROOM - 3.94m x 3.25m (12'11" x 10'8") Fitted with extensive range of units comprising base cupboard and drawer units with work surfaces over, inset 1/1/2 bowl sink unit, space and plumbing for washing machine, inset electric hob with cooker hood over, adjoining integrated double oven with cupboards above and below, integrated fridge/freezer, range of wall cupboards, double glazed windows to two aspects enjoying the lovely open views over the extensive garden and countryside beyond, radiator, uPVC double glazed door opening to covered side entrance.



BEDROOM ONE - 3.94m x 3.66m (12'11" x 12'0") With radiator, double glazed window, range of built-in wardrobes, dressing table, fitted window seat with drawers under, bedside cabinets, wall light points.



BEDROOM TWO - 3.94m x 3.15m (12'11" x 10'4") With radiator, double glazed window.



BEDROOM THREE - 3.71m x 2.41m (12'2" x 7'11") With radiator, double glazed window, range of built-in wardrobes, wash hand basin with cupboards under, dressing table, wall light points.

BATHROOM - 2.16m x 1.73m (7'1" x 5'8") Coloured suite comprising panelled bath with shower attachment, pedestal wash hand basin, tiled walls, double glazed window, radiator.



SEPARATE W.C With low level suite, double glazed window.

OUTSIDE

FRONT A particular feature of the property is the extensive garden. The front has been laid mainly to block pavor providing parking for numerous cars, boat, caravan and extends to the side of the property with further parking which in turn leads to

DETACHED GARAGE With up and over door.

To the other side of the property there is a path also leading to the rear garden.

REAR The rear garden is of exceptional size with under house store which is useful for storage/workshop area, gas fired boiler for central heating and hot water. There are numerous areas of extensive lawns interspersed with mature shrubs, trees and a wide variety of plants.



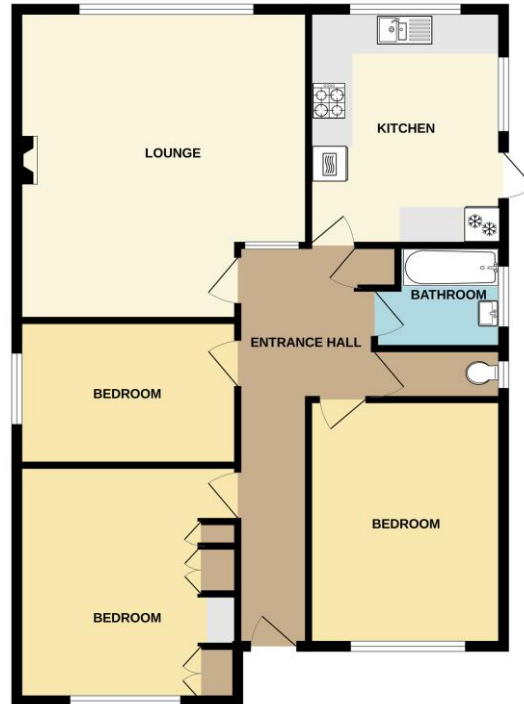
Age: 1960's (unverified)	Postcode: TQ12 4LS
Current Council Tax Band: E EPC Rating: E	Stamp Duty:* £7,497 at asking price
Electric meter position: Under house	Gas meter position:
Boiler positioned: Under house	Water:
Loft:	Rear Garden Facing:
Total Floor Area: square meters	Square foot:

This information is given to assist and applicants are requested to verify as fact.

*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.

GROUND FLOOR
89.8 sq.m. (966 sq.ft.) approx.



TOTAL FLOOR AREA: 89.8 sq.m. (966 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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