



9 Cedar Road
Newton Abbot TQ12 4NY
£420,000

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Winfields
Sales & Lettings

- Upvc Double Glazing
- Gas Central Heating
- Elevated Detached Bungalow
- Garage
- Driveway
- Front And Rear Gardens
- Recently Fitted Kitchen & Shower Room
- Highly Desirable Area
- Stunning Countryside Views

Entrance -

A Tiled balcony enjoying far reaching countryside views. Obscured Oak door into;

Entrance Hall -

Gas central heating radiator. Carpeted flooring. Ideal Halo thermostatic control. Spot lighting. Loft hatch.

Lounge -

11'11" x 23'0"

UPVC Double glazed windows enjoying countryside views. Carpeted flooring. Two gas central heating radiators. TV point. Virgin internet point.

Open Plan Kitchen/Diner -

8'0" x 22'11"

UPVC Double glazed window and patio doors looking/leading out on to the rear garden. A range of modern wall and base mounted dove grey units with

compact laminate worktops accommodating; A sink with drainer and mixer tap over, a range of newly fitted integrated Lamona appliances such as; two ovens with extractor hood over, 5 point induction hob, microwave, Wine cooler, dishwasher, washing machine, dryer, fridge and freezer. LVT Concrete effect flooring. Two anthracite Vertical Designer Radiators.

Bedroom 1 -

11'11" x 12'9"

UPVC double glazed window looking to the rear of the property. Gas central heating radiator. Carpeted flooring.

Bedroom 2 -

11'11" x 12'9"

UPVC Double glazed window to the front aspect over looking countryside views. Gas central heating radiator. Sliding door built in wardrobe. Carpeted flooring.

Bedroom 3 -

9'6" x 12'9"

UPVC double glazed window looking to the rear of the property. Gas central heating radiator. Carpeted flooring.

Shower Room -

Obscured uPVC double glazed window. Spotlighting. Heated towel rail. Low level W/C. Pedestal wash hand basin. Tiled shower cubical with waterfall effect shower. LVT Wood effect flooring.

W/C -

Obscured uPVC double glazed window. Wash hand basin with storage underneath. Low level W/C. LVT Wood effect flooring.

Parking -

Outside there is a driveway leading to the garage with storage space to rear.

Gardens -

The front garden is landscaped with shrubs and steps lead to the front door where there is a Spanish style patio enjoying views towards The Moor. The rear garden is mainly laid to paved patios with shrubs. You have side access on either side of the property.

Area -

Cedar Road is a sought-after address in the Aller Park area of Newton Abbot. There is a Sainsbury's supermarket approximately one mile away and the market town centre with its wide range of shopping business and leisure facilities is approximately 2 miles away. For the commuter, Aller Park is convenient for the A380 linking Torbay with Exeter (M5 beyond) and the mainline railway station is only just over a mile away. A timetabled bus route operates to the town centre from nearby Fern Road and Aller Brake Road.

Agents Note -

Early viewing is recommended to appreciate the accommodation on offer. Council tax band E. Winfields has to disclose this property is for sale with a person in the company.



FLOOR PLAN & E.P.C.



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

EU Directive
2002/91/EC





Winfields

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