





13 Aller Brake Road, Newton Abbot

£399,000 Freehold

Three Bedroom Detached House • Popular Aller Location • Spacious Lounge/Diner • Kitchen/Breakfast Room • Utility/Shower Room • Garage and Driveway Parking • Front & Rear Gardens • Feature Bay Windows • Excellent Family Home • Built-In Storage

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the key to your home

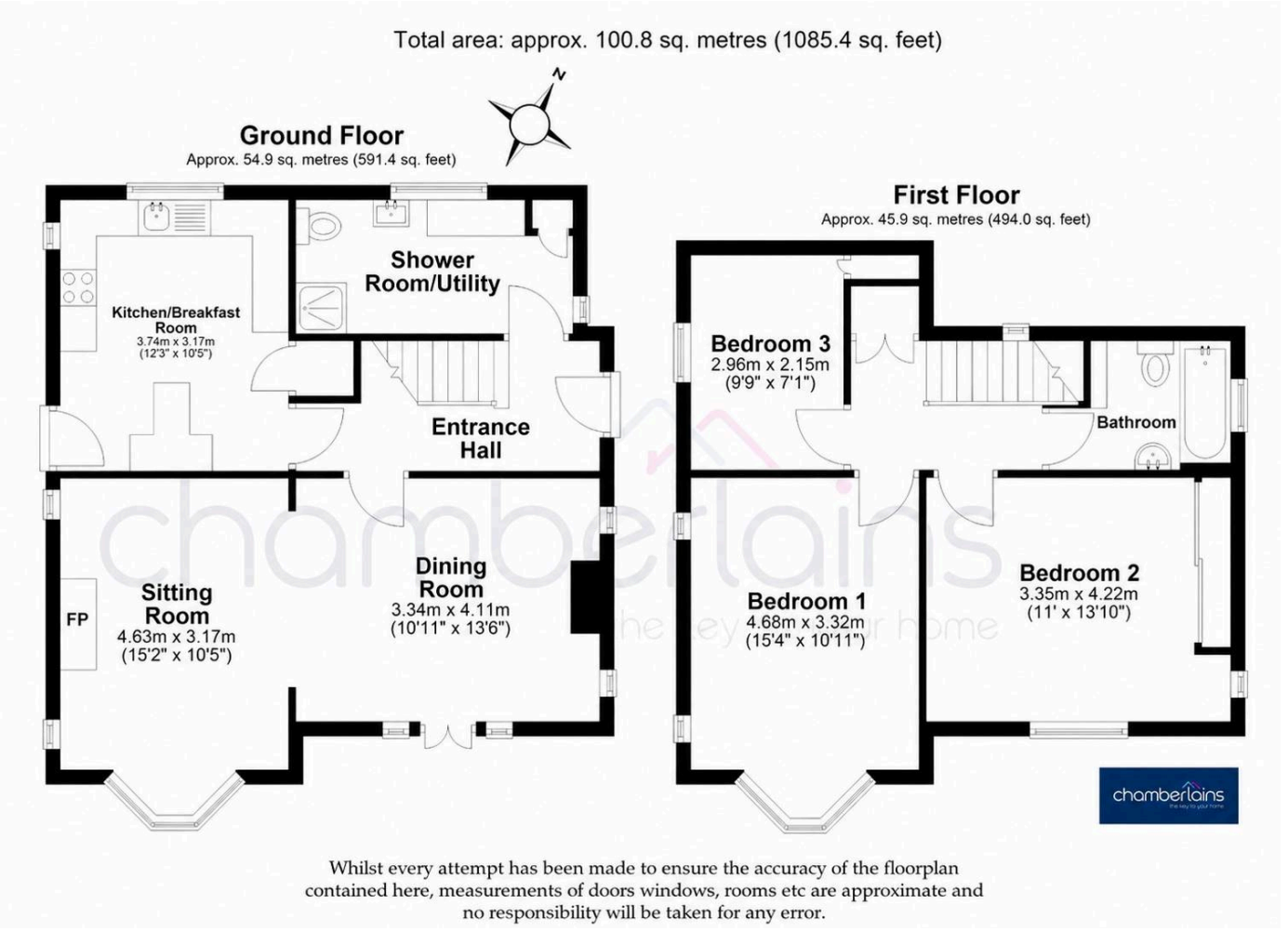


This **spacious three-bedroom detached house** is situated in the popular residential area of **Aller, Newton Abbot**, offering well-proportioned accommodation of approximately **1,085 sq. ft.**, together with a **garage, driveway parking for multiple vehicles and attractive front and rear gardens**.
The property is entered via a welcoming **entrance hall**, with stairs rising to the first floor, useful **understairs storage** and doors leading to the ground-floor accommodation.

A particular feature of the home is the **generous lounge/dining room**, providing an excellent amount of space for both relaxing and entertaining. The lounge features an attractive **bay window**, allowing plenty of natural light into the room, together with a **feature fireplace with a living-flame gas fire**, creating a welcoming focal point. The adjoining dining area offers ample space for a family dining table and benefits from **double doors opening to the front**, providing a pleasant connection with the garden.

To the rear is the **kitchen/breakfast room**, fitted with a range of **beech-coloured wall and base units** complemented by contrasting work surfaces. A breakfast bar provides seating for two, while there is space for a freestanding cooker and fridge/freezer. A **stainless-steel sink and drainer with mixer tap** is positioned beneath the rear-facing window, and a particularly useful **storage cupboard/pantry** provides additional space for household essentials.
Completing the ground floor is an impressively sized **utility/shower room**, offering excellent practicality for a family home. There is space and plumbing for both a **washing machine and tumble dryer**, together with fitted cupboards and obscure windows. The shower area comprises a **shower cubicle, WC and wash hand basin**, providing valuable additional facilities alongside the main first-floor bathroom.

Upstairs, the landing provides access to an **airing cupboard** and three bedrooms. The **principal bedroom** is an especially generous double room, benefiting from dual aspect windows with an **attractive bay window to the front and built-in wardrobes**, providing plenty of bedroom and storage space.



Bedroom two is another well-proportioned room and features built-in wardrobes with sliding doors, while bedroom three provides a versatile single bedroom, child's room or home office and benefits from its own built-in storage cupboard.
The family bathroom is fitted with a full-size bath, WC and wash hand basin.

The property benefits from gas central heating, with the boiler conveniently housed within the airing cupboard. Radiators are provided throughout the accommodation, including the lounge and dining room, kitchen, entrance hall, utility/shower room, first-floor bathroom and all three bedrooms.

Externally, the property enjoys both front and rear gardens, providing plenty of outdoor space for a range of buyers. Further benefits include a garage and driveway parking for multiple vehicles, making this a particularly practical family home.

With its three bedrooms, spacious lounge/dining room, kitchen/breakfast room, substantial utility/shower room, gas central heating, excellent storage, garage and generous parking, this detached property offers versatile accommodation in a popular and convenient part of Aller, Newton Abbot.

Measurements

Sitting Room – 15'2" x 10'5" (4.63m x 3.17m)

Dining Room – 13'6" x 10'11" (4.11m x 3.34m)

Kitchen/Breakfast Room – 12'3" x 10'5" (3.74m x 3.17m)

Bedroom 1 – 15'4" x 10'11" (4.68m x 3.32m)

Bedroom 2 – 13'10" x 11'0" (4.22m x 3.35m)

Bedroom 3 – 9'9" x 7'1" (2.96m x 2.15m)

Total Area – Approx. 1,085.4 sq. ft. (100.8 sq. metres)

Anti-Money Laundering Regulations: *Chamberlains is supervised by HMRC for compliance with the Anti-Money Laundering Regulations. All buyers will be required to complete digital identification checks at a cost of £36 including VAT per person. Proof of funds will also be required from the buyers once an offer has been received.*

Important Information

Broadband Speed Ultrafast 1800 Mbps (According to OFCOM)

EPC Rating E

Teignbridge Council Tax Band E (£3318.06 2026/2027)

Mains Gas, Electric, Water and Sewerage Supplied

The Property is Freehold







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- Garage and Driveway Parking
- Front & Rear Gardens
- Feature Bay Windows
- Excellent Family Home
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