



41 St. Lukes Road, Newton Abbot

£485,000 Freehold

Detached Dorma Bungalow • Four Double Bedrooms • Spacious lounge with bay window & feature fireplace • Modern kitchen diner with island • Conservatory • Ground-floor shower room & first-floor bathroom • Utility room with garden access • Far-reaching moorland views • Double Garage and Driveway Parking • Landscaped Front and Rear Gardens

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the key to your home



This well-presented property is entered via a composite front door into a bright glazed porch, complete with tiled flooring and practical storage for coats and shoes.

From here, a door opens into the welcoming hallway, featuring solid oak flooring and access to the lounge, open plan kitchen/dining room, airing cupboard, family bathroom, bedrooms one and two, and wrap-around staircase to the first floor.

The lounge, accessed through elegant glass-panelled French doors, boasts solid oak flooring, a feature gas fire, LED downlights, and a UPVC bay window to the front with an additional side window, flooding the room with natural light.

The spacious kitchen diner is fitted with a range of wooden wall and base units complemented by a matching centre island, all topped with striking black marble work surfaces. Built-in appliances include an integrated dishwasher, fridge, double fan-assisted electric oven, gas hob, and extractor hood above. A contrasting tile-effect vinyl floor flows seamlessly into the spacious dining area.

Patio doors lead from the dining area into the impressive conservatory. With tiled flooring, privacy glass to one side, doors to the utility room and garden, this generous space is perfect for entertaining and family gatherings.

The utility room offers ample space for a washing machine, tumble dryer, and a tall fridge/freezer, with direct external access to the garden.

Two ground-floor double bedrooms provide versatile living space, both with solid oak flooring. The larger bedroom features a front-facing bay window, while the second bedroom overlooks the rear garden.

The downstairs shower room is stylishly appointed with a walk-in shower, hand basin, and low-level WC. The walls are part-tiled, and vinyl wood effect flooring.

Carpeted stairs rise to the first floor, where the landing gives access to two further double bedrooms and a family bathroom. Both bedrooms enjoy far-reaching views of the moors; with one having access to a flat roof area through a patio door.

The family bathroom comprises a corner bath, wash hand basin, and low-level WC.





Lounge - 12' 7" x 15' 8" (3.84m x 4.78m)

Kitchen/Dining Room - 19' 9" x 17' 11" (6.02m x 5.46m)

Conservatory - 12' 1" x 16' 0" (3.68m x 4.88m)

Utility Room - 9' 1" x 5' 6" (2.77m x 1.68m)

Shower Room - 8' 10" x 8' 7" (2.69m x 2.62m)

Bedroom 1 - 12' 8" x 12' 5" (3.86m x 3.78m)

Bedroom 2 - 9' 0" x 11' 11" (2.74m x 3.63m)

Bedroom 3 - 8' 0" x 15' 6" (2.44m x 4.72m)

Bedroom 4 - 8' 5" x 11' 2" (2.57m x 3.4m)

Bathroom - 11' 1" x 8' 9" (3.38m x 2.67m)



Useful Information

Mains gas, electric, water and drainage connected.

Teignbridge District Council Tax
E = £3,161.99.

Broadband Speed up to
1800Mbps Ultra Fast (According
to Ofcom)



Stylish property with porch, lounge, kitchen diner, conservatory, 4 bedrooms, 2 bathrooms, solid oak flooring, gas fire, French doors, marble work surfaces, utility room, and moor views.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

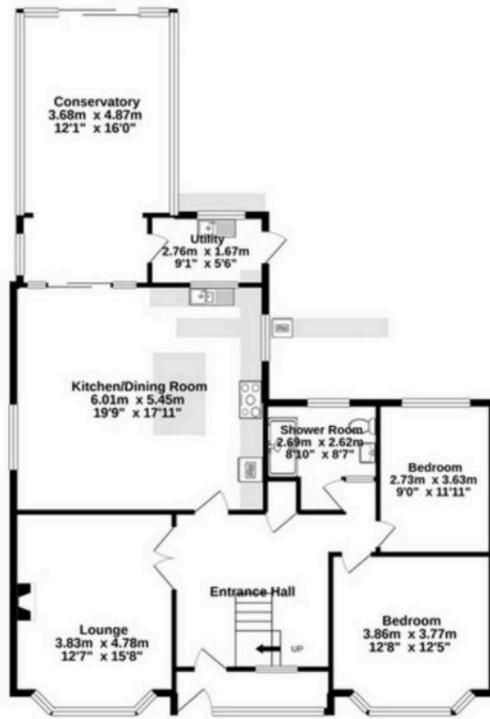


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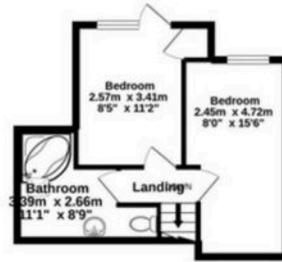
Ground Floor
127.8 sq.m. (1376 sq.ft.) approx.



2nd Floor
35.2 sq.m. (379 sq.ft.) approx.



1st Floor
29.0 sq.m. (312 sq.ft.) approx.



TOTAL FLOOR AREA : 192.1 sq.m. (2067 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	76
England, Scotland & Wales			

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