



Newton Abbot

4x  2x 

ENERGY
RATING
C73

- Video Walk-through Available
- Beautifully Presented Detached House
- 4 Bedrooms (1 En Suite)
- Lounge & Dining Room
- Modern Kitchen & Bathrooms/WC
- Good-Sized Garden
- Driveway & Double Garage
- Far-Reaching Views
- Sought-After Aller Park Location
- Turnkey Accommodation

Guide Price:
£440,000
FREEHOLD

85 Fern Road, Newton Abbot, TQ12 4NZ



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

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The property is situated in Fern Road in the Aller Park area, which has long been considered one of Newton Abbot's most favoured and sought-after residential locations with wide streets, limited through traffic and a selection of varied and desirable homes. For the commuter, the property is convenient for (but not too close to) the A380 linking Torquay with Exeter and the M5 beyond. It is also within two miles of a mainline railway station with express services to London Paddington, and the town centre with its wide array of amenities, schools and leisure facilities.

The Accommodation:

Occupying an elevated position commanding pleasant far-reaching views towards Dartmoor from the front, this detached family home is both spacious and beautifully presented throughout. The rear garden is of a good size and suitable for both entertaining and keen gardeners alike. Parking is provided by way of a detached double garage and driveway alongside. There are four bedrooms, two doubles and two singles, the latter ideal for children, home offices or dressing rooms. The master bedroom boasts an en-suite shower room and there are separate reception rooms for living and dining, balancing the accommodation perfectly. The kitchen, bathrooms and ground floor WC are modern, the décor neutral throughout and the home light and airy. You could move in without lifting a finger, or very easily put your own stamp on the interior. An early viewing is highly recommended!

Parking:

Detached double garage with power, light, electric roller door and courtesy pedestrian door, and driveway parking to the side.

Gardens:

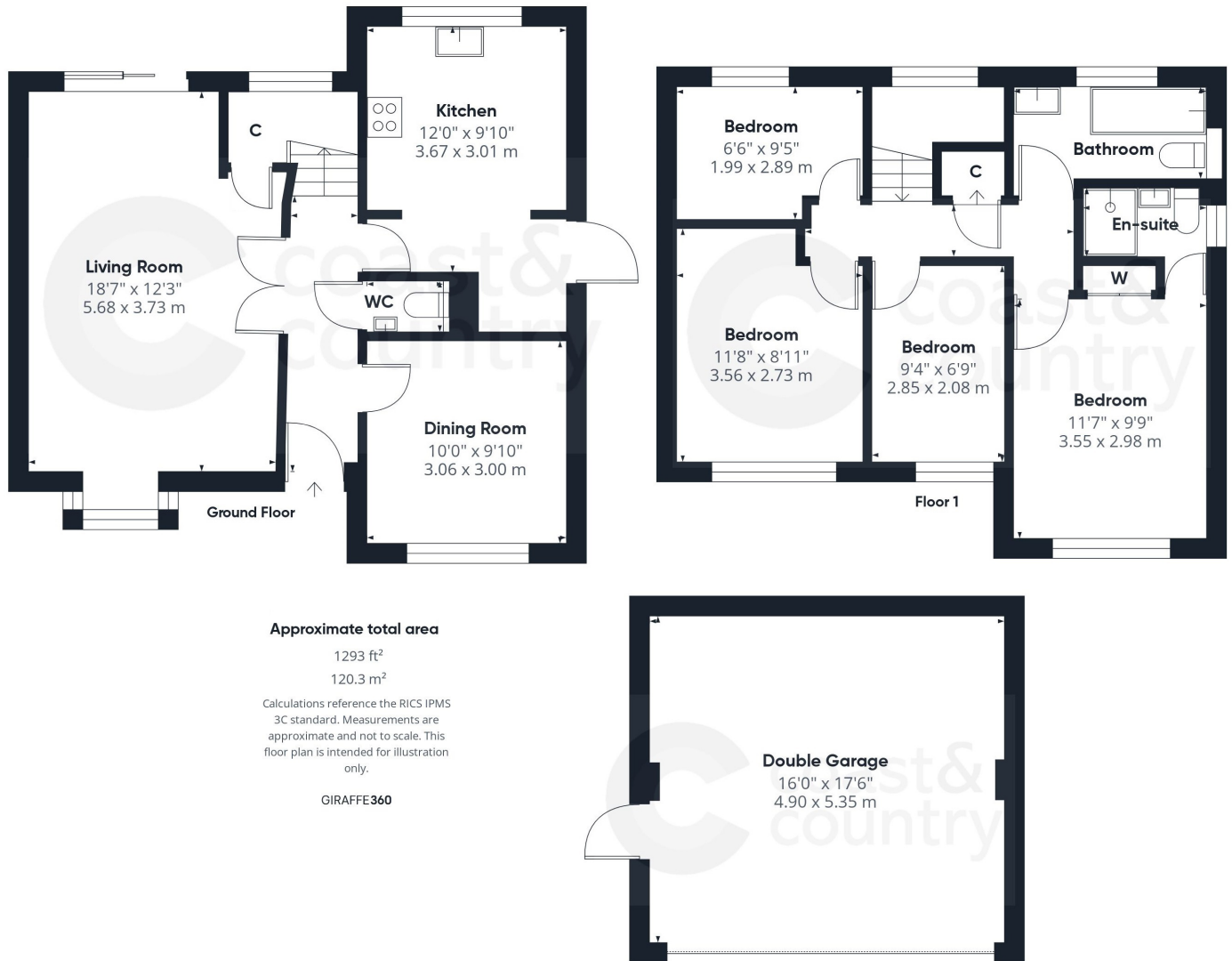
A pleasant front garden raised up from the road, mainly laid to lawn with established planting. Good-sized rear garden with paved and gravelled areas, ideal for dining and entertaining, and lawned area with greenhouse and vegetable plot.

Directions:

From Newton Abbot town centre head towards the Penn Inn. Take the second exit and keep in the right hand lane going through the traffic lights and take the right turn into St Marychurch Road. Follow the road and take the second right at the filter in to Aller Brake Road. Take the first left and then left at the T junction into Fern road. The property can be found over the brow of the hill on the left.



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Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

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

The trees in the rear garden have tree preservation orders on them.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 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 \pm 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.