



- ✦ Entrance hallway
- ✦ Living room
- ✦ Dining room
- ✦ Kitchen/breakfast room
- ✦ Cloakroom
- ✦ Four bedrooms (master en suite)
- ✦ Family bathroom
- ✦ Double garage and driveway parking
- ✦ Front and rear gardens
- ✦ Fantastic views

Our View “Contemporary family living in popular residential area with far reaching countryside views”



This modern four bedroom family home situated in Aller Park benefits from spacious living accommodation, double garage and good sized gardens with countryside views.

The accommodation comprises the entrance hallway with wood effect laminate flooring. Multi panelled glazed double doors lead into the living room which is a good size and features a gas fireplace with sandstone mantle surround. A double glazed window to the front enjoys the far reaching countryside views and there are sliding doors out to the rear garden and a useful storage cupboard beneath the stairs. Opposite the living room you will find the dining room which has a double glazed window to the front again with lovely views. The kitchen/breakfast features a range of matching wall and base units with roll top work surfaces and a mixer tap sink and drainer. There is a built in oven with a gas hob and extractor above, space for a fridge/freezer and dishwasher and a double glazed window to the rear overlooking the garden and tiled flooring. A useful utility area provides space and plumbing for a washing machine and tumble dryer and there is an external door leading to the side of the property. Completing the ground floor accommodation is the cloakroom.

To the first floor you will find four bedrooms, three of which are positioned at the front of the property benefiting from the fantastic views towards Haytor. The master bedroom also features built in wardrobes and access to the en suite shower room. The main family bathroom comprises a low level flush WC, pedestal wash hand basin with storage beneath and a panelled bath. There are part tiled walls and an obscure double glazed window to the rear. From the

landing you will find access to the airing cupboard and a hatch to the loft space.

To the front of the property you have a driveway with parking for two cars and a double garage with power and light. To the rear you have a deceptively spacious garden with a range of areas laid to patio and lawn with a pathway leading through the centre and there are two wooden sheds and a greenhouse. Backing onto woodland, the garden maintains a very private feel.

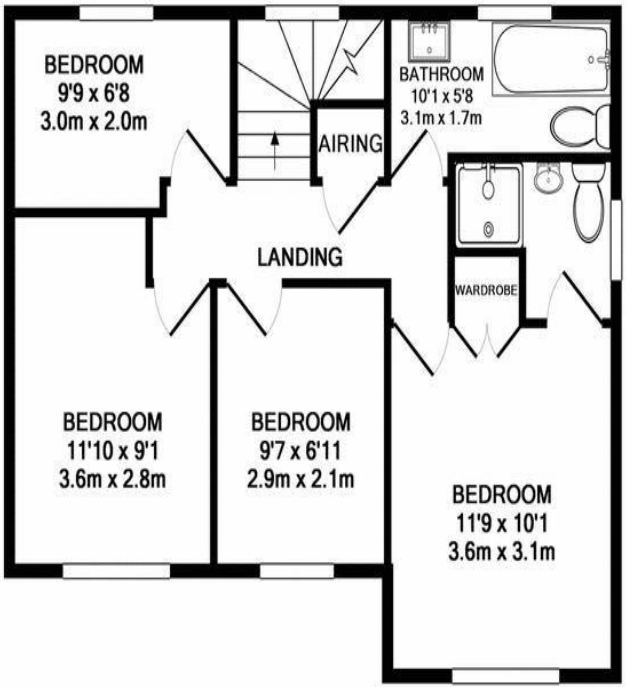
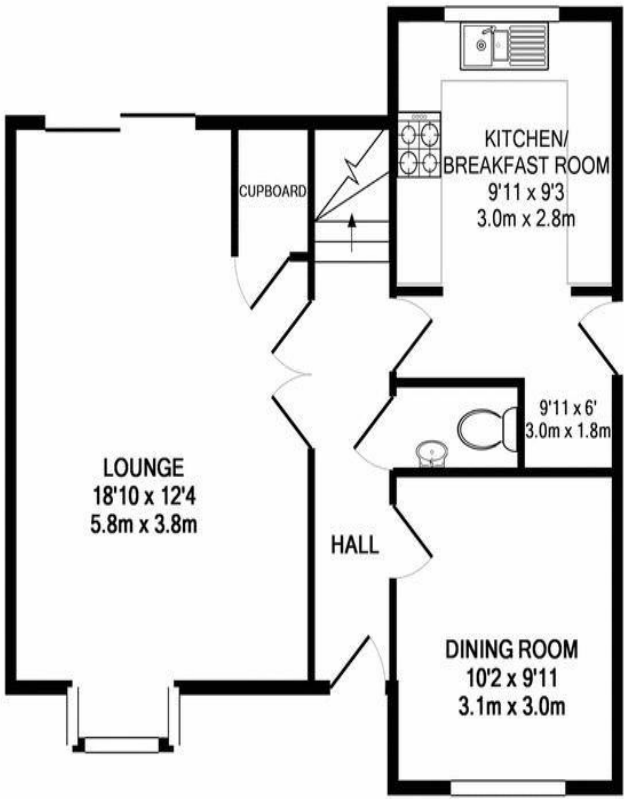
Fern Road is situated in the sought after residential location of Aller, which is conveniently placed for Torquay, Exeter and the motorway beyond with the A380 a short distance away, providing good road communications. Newton Abbot has a railway station on the London (Paddington) to Plymouth main line and offers a good range of facilities and amenities including market, shops, superstores, sports facilities including a swimming pool, hospital and primary and secondary schools



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		85
(69-80) C			(69-80) C		
(55-68) D			(55-68) D	70	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



TOTAL APPROX. FLOOR AREA 1113 SQ.FT. (103.4 SQ.M.)
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