



Aller Park, Newton Abbot

3/4x  2x 

ENERGY RATING D61

- Video Walk-through Available
- Spacious Detached House
- Good-Sized Lounge/Diner
- Modern Kitchen & Utility Room
- 3/4 Bedrooms (1 en-suite)
- Study
- Driveway Parking
- Front and Rear Gardens
- Sought-After Aller Park Address

Guide Price:
£425,000
FREEHOLD

65 Fern Road, Aller Park, Newton Abbot, TQ12 4NZ



1000s of homes sold in Teignbridge

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

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A lovely detached house with attractive face brick external elevations situated within the highly regarded district of Aller Park, backing onto woods and enjoying a lovely open aspect to parts of Dartmoor in the distance from the front.

With a lovely, secluded, and fully-enclosed garden at the rear featuring a wide paved terrace adjoining the house and gently sloping lawn beyond, the property has a double-width driveway at the front providing parking. Aller Park is located around 1.5 miles from Newton Abbot town centre with its excellent range of shops, businesses, schools, restaurants, and main line railway station. For the commuter access to the A380 South Devon Link Road offering dual carriageway access to Torbay, Exeter and the M5 is within a mile.

The Accommodation:

Stepping inside, the accommodation is light, airy and well presented. The front door opens to the entrance hallway with stairs to the first floor and doors to all ground floor rooms. This includes a useful study overlooking the front with a separate utility room off. A large living room is double aspect including patio doors to the rear garden and has plenty of space for both dining and sitting furniture as well as a contemporary wall mounted gas fire. With a door and window overlooking the rear garden is the kitchen with selection of cabinets and breakfast bar.

On the first floor the landing with airing cupboard off has access to three bedrooms, all with fitted wardrobes and the principal with an up-to-the-minute en-suite shower room with basin and WC, a nursery / bedroom four and family bathroom with recently updated white suite.

Parking:

Double width driveway at the front.

Gardens:

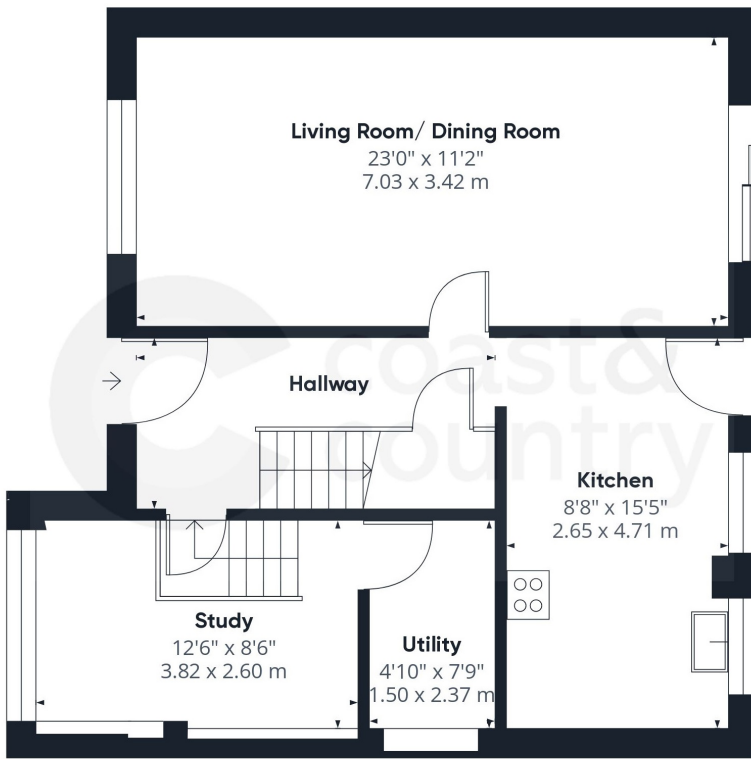
Open plan lawned garden at the front. Established rear garden fully enclosed and most secluded with attractive aspect over woodland at the rear. Presented on two levels with a wide paved terrace adjoining the house and gently sloping lawn garden beyond.

Directions:

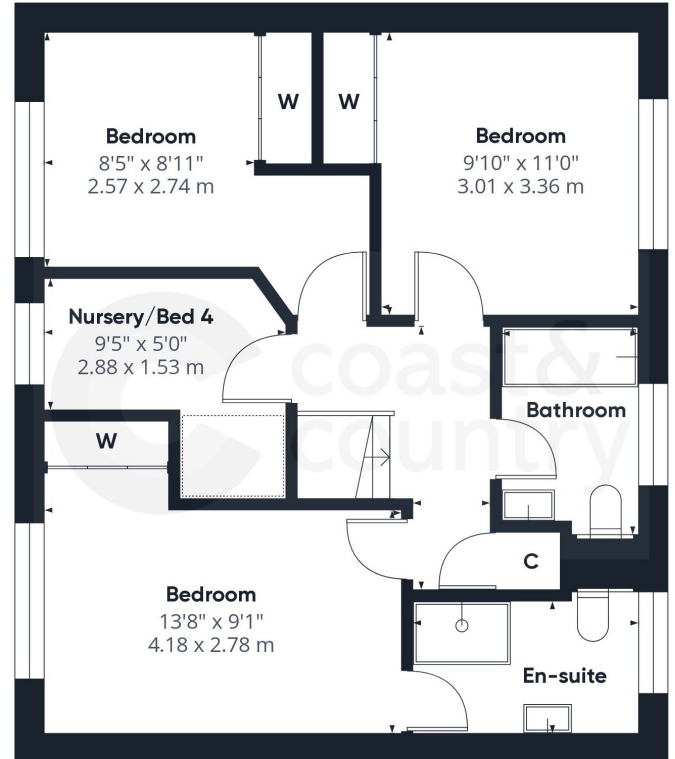
From Newton Abbot town centre head towards the Penn Inn. Take the second exit and keep in the right hand lane going through the traffic lights and take the right turn into St Marychurch Road. Follow the road and take the second right at the filter in to Aller Brake Road. Take the first left and then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



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Ground Floor



Floor 1

Approximate total area

1214.19 ft²
112.8 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 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 ± 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.