



Fern Road, Newton Abbot, TQ12

£397,500

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the key to your home

Property Description

From the driveway, steps rise to the front door. Inside the hall there are dark grey/blue carpets and Magnolia walls. A good-sized cupboard is next to the kitchen, ideal for storing an ironing board, vacuum cleaner and other similar items. There is also an airing cupboard providing ample space for towels and bedding. A radiator and the loft hatch can also be found in the hallway.

The Kitchen is behind a glass panelled wooden door. Here you will find Beech coloured cupboards with dark handles and charcoal worktops. There is an integrated washing machine and plumbing for a dishwasher. There is also a ceramic hob with extractor fan above, a built-in double oven, space for a fridge/freezer and a stainless-steel sink with mixer tap under the front facing window. The tiles are a mixture of Beige, cream, red and blue and there is wood effect grey vinyl on the floor.

The Living Room has dark grey/blue carpet and Magnolia walls. There are wall lights to either side of the large double patio sliding doors which open into the conservatory.

The conservatory has two double glazed walls with a double glazed ceiling, the remaining walls are painted grey, and has vinyl wood effect grey flooring.

The principal bedroom has Mocha coloured carpets and Magnolia walls. Built in white cupboards and wardrobes fill two walls of this spacious room with dual aspect rear facing windows offering plenty of natural light.

The additional two double bedrooms are front facing with rose pink coloured carpets and Magnolia walls. The second bedroom also has the benefit of built in wardrobes.



The Family Bathroom has a low-level WC, full size bath with shower and wash hand basin with vanity. There is also a large storage cupboard and heated towel rail. The bathroom is fully tiled with yellow and cream tiles and wood effect vinyl on the floor.

There is a separate Cloakroom next door with low level WC and wash hand basin with tiled splashback. Both the cloakroom and the bathroom have obscure side facing windows.

Measurements

Kitchen - 12'2 x 7'10 (3.70 x 2.40m)

Living Room/Diner - 16'9 x 14'0 (5.10 x 4.27m)

Conservatory - 16'9 x 8'4 (5.10 x 2.55m)

Bedroom 1 - 12'8 x 10'8 (3.87 x 3.26m)

Bedroom 2 - 12'8 x 9'5 (3.86 x 2.88m)

Bedroom 3 - 9'5 x 7'8 (2.87 x 2.34m)

Family Bathroom - 7'10 x 7'3 (2.38 x 2.20m)

Useful Info

EPC Rating D

Broadband Speed Ultrafast 1000mbps

Teignbridge Council Tax Band D (£2207 per year)

Gas, Water and Electric Supplied

The property is Freehold

EPC Rating: D

Key Features

- ✓ Off road Parking
- ✓ Garage
- ✓ Three double bedrooms
- ✓ Living Room
- ✓ Conservatory
- ✓ Kitchen
- ✓ Gardens
- ✓ Sought After Area
- ✓ Separate Cloakroom/WC
- ✓ Family Bathroom



External Areas

Garden

The rear garden has a beautiful display of trees and flowers. Landscaped on multiple levels, this garden offers all the comforts of family dining or lazy days in the sun. The brick-built BBQ has its own decked area for entertaining your guests whilst cooking and the raised patio has wonderful views over Aller. At the rear of the garden is a gate to take you into the wilderness of a natural garden with a pathway down to a storage shed.

Garage

Single Garage

Large Driveway leads up to the garage which is situated under the house. Steps to the left lead you to the front door. The front garden offers a wide variety of plants and shrubs.

On Drive

2 Parking Spaces

The large driveway has plenty of room for at least 2 cars and leads up to the garage





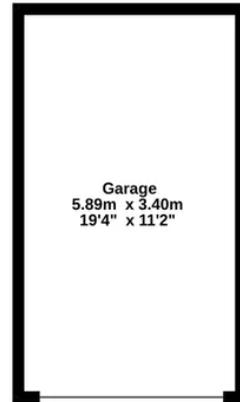




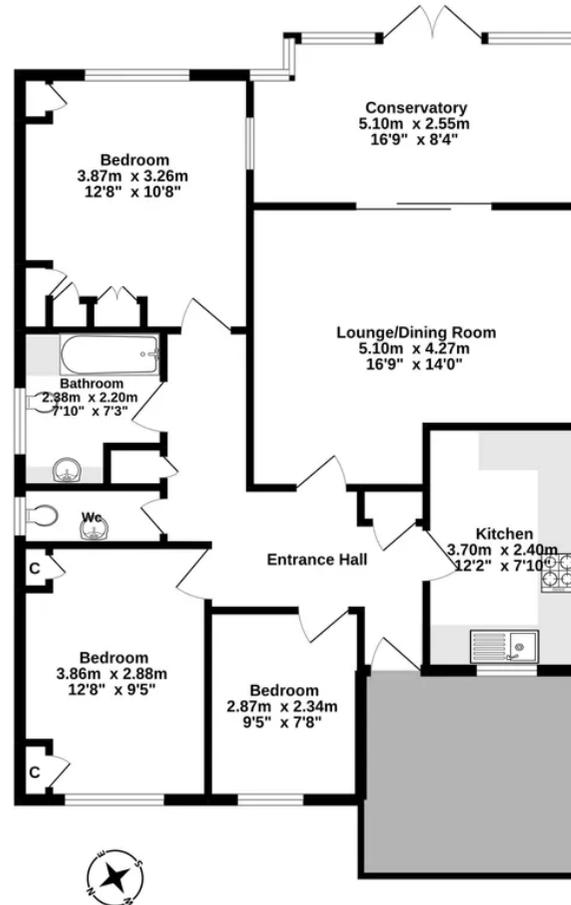


All

Garage
20.0 sq.m. (216 sq.ft.) approx.



Ground Floor
90.6 sq.m. (975 sq.ft.) approx.



TOTAL FLOOR AREA : 110.6 sq.m. (1190 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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