



Ref: L778925
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Fern Road, Aller, Newton Abbot
£425,000 Freehold
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- ❖ Spacious Detached Bungalow
- ❖ Highly Sought-After Location
- ❖ Lounge
- ❖ Fully Fitted Kitchen
- ❖ Master Bedroom with En-suite
- ❖ Two Further Bedrooms
- ❖ Family Bathroom
- ❖ Gardens to Three Sides
- ❖ Garage and Parking
- ❖ Large Corner Plot



A well-presented three bedroom detached bungalow, situated on a good size corner plot with garage and parking

On approaching the property there is a sweeping tarmac driveway providing off road parking for a number of vehicles, which in turn provides access to the attached single garage and the covered entrance porch.

The double-glazed front door takes you into a spacious entrance hall with a UPVC Georgian style double glazed window to the front aspect, radiator, coved ceiling and a door into the lounge.

The lounge is a good size and light with a double glazed window looking into the conservatory and a UPVC Georgian style double glazed window with matching UPVC French doors taking you out to the garden, coved ceiling, radiators, electric living flame effect fireplace with stone surround and hearth. A door from the lounge leads to the kitchen.

The kitchen has a good range of oak effect wall and base level kitchen units with drawers, working surfaces with tiled splash backs, a one and half bowl single drainer stainless steel sink unit with a UPVC Georgian style double glazed window above, coved ceilings, inset ceiling spot lights and wood effect laminate flooring. There is a built in double oven with a five ring gas hob and extractor hood above, space for an upright fridge/freezer and space and plumbing for a washing machine. There is a UPVC double glazed window and door into the conservatory.

The conservatory has toughened glass windows to two sides and the roof with a toughened glass door leading out to the garden. The conservatory provides a useful additional living space which could be utilized as a breakfast room leading off the kitchen.

An arch way from the entrance halls takes you through to an inner hallway with a loft hatch providing access to the roof space, double airing cupboard housing the gas fired boiler, and doors to the bedrooms and family bathroom.

The master bedroom is a spacious bedroom with a UPVC Georgian style double glazed window to front aspect, radiator, coved ceiling, built in double wardrobe and a door to:

The en-suite shower room has a modern suite comprising of a shower cubicle with wall mounted chrome shower

Our View "Situated on a Larger Corner Plot in the highly Sought-after residential area of Aller"



unit, fitted shower screen, low flush WC, pedestal wash hand basin, water proof panelling to walls, tiled flooring, inset spot lights, heated towel rail and a UPVC Georgian style obscure double-glazed window.

Bedroom two has a UPVC double glazed Georgian window overlooking the garden, built in double wardrobe, coving to ceiling and a radiator.

Bedroom three (currently used as a dining room) has a UPVC double glazed Georgian window to front aspect, built in double wardrobe, coving to ceiling and a radiator.

The family shower room has been refurbished with a double shower cubicle with wall mounted chrome shower unit, fitted glass shower screen, low flush WC, pedestals wash hand basin, tiled flooring, water proof panelling to walls, heated towel rail, medicine cabinet, inset spot lights and a UPVC obscure Georgian style double glazed window.

Outside, the gardens are deceptively spacious and lead around the property to three side, providing a pleasant open outlook. The gardens have been well designed for the families to enjoy and entertaining.

To the front of the property, there are gravelled borders to either side of the driveway with flowers, shrubs and bushes. There are pathway lights leading down the driveway to the front door and there are wooden gates to both sides of the property leading around the side and rear garden.

The garage is access via an electric roller door, power and light connected and a door leads to the side.

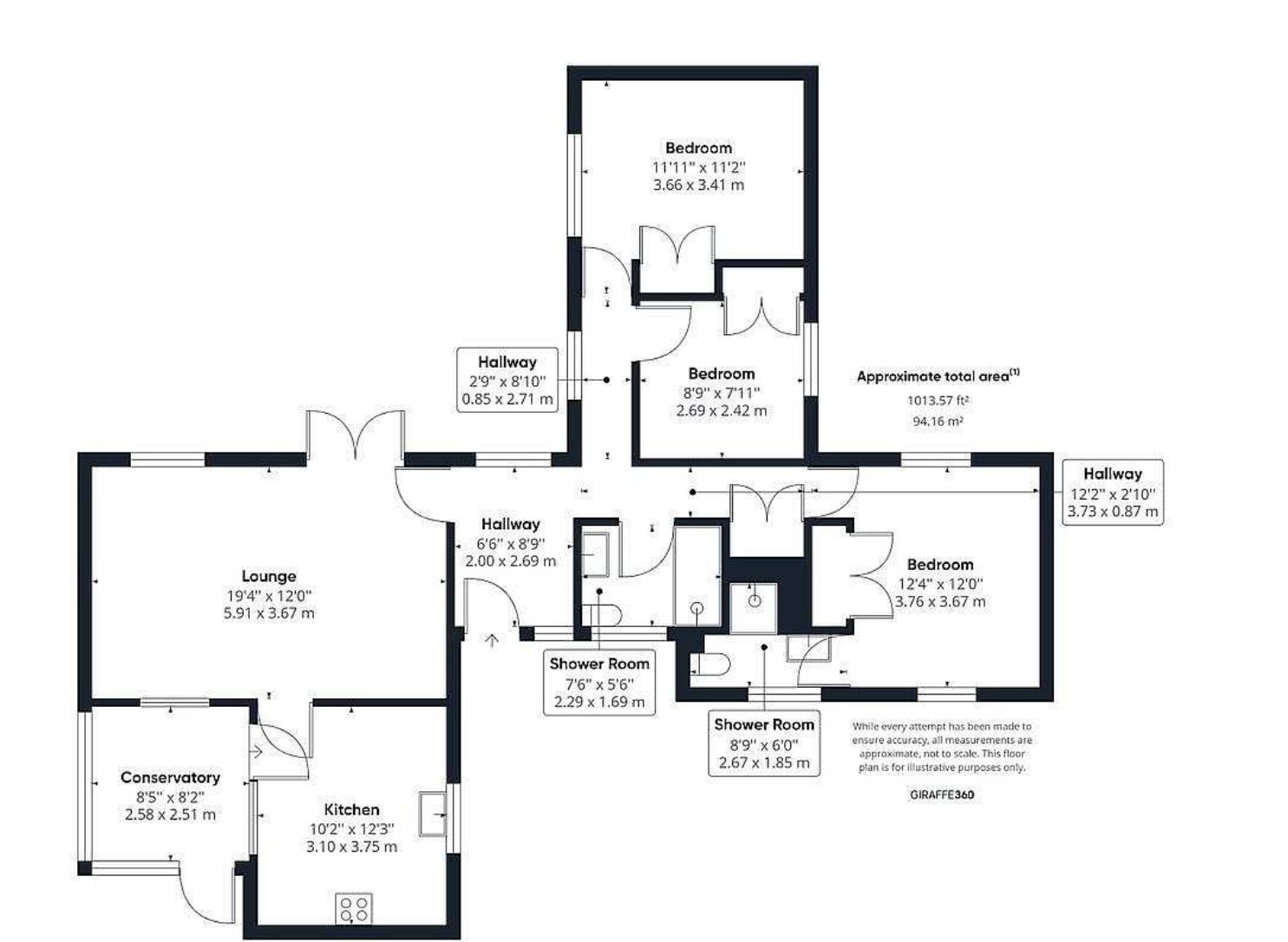
To the side of the property, there is a good size enclosed level garden laid to lawn with gravelled borders, a mature tree and space for potted plants. There are two small patio areas, ideal for sitting out and alfresco dining. A gate leads to a further lower section of garden, which is lawned and leads around to the front of the property.

A timber arch leads from the side garden to the rear garden, which can also be accessed via the conversation. The garden is principal laid to lawn with a patio terrace, raised flower bed and wooden shed.

Fern Road is situated in the highly sought-after residential area of Aller, which can be found on the edge of the market town of Newton Abbot, which has a good range of local amenities and facilities including supermarkets, shops, pubs, restaurants, leisure centre, hospital, primary and secondary schools and the railway station on the London (Paddington) to Plymouth main line

Aller is conveniently located with good access to the English Riviera, which is made up of the coastal towns of Torquay, Paignton and Brixham. There is good dual carriageway access to the cities of Plymouth, Exeter and the motorway network beyond.

Council Tax Band E for the period 01/04/2022 to 31/03/2023 financial year is £2,617.89



Notice These details have been provided as a general guide and we have not carried out a details survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation. Unauthorised reproduction of these floor plans and photos is prohibited.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		