



SYRAH, 20 FORDE PARK, NEWTON ABBOT, TQ12 1DD

Pincombe's
estate agents



VIEW ACROSS TO FORDE PARK

A 3 BEDROOM DETACHED HOUSE ENJOYING VIEWS ACROSS PARKLAND, WITH LEVEL GARDENS, AMPLE PARKING & A GARAGE

We are delighted to bring to market a detached House tucked away in an enviable position opposite Forde Park, an 8-acre formal park with tree lined paths, community café and tennis courts. The home is offered for sale with the benefit of no onward chain and is on a level plot with good size accommodation enjoying a restful outlook over the green parkland to the front. **GROUND FLOOR** - Hallway, Living Room, Dining Room, Kitchen/Breakfast room, Utility and Cloakroom and on the **FIRST FLOOR** – 3 Bedrooms (Master En-Suite) and a family Bathroom. Outside, there is a Garage and large forecourt with off road Parking for 3/4 vehicles to the front, and to the rear, paved terraces enjoying a sunny aspect with surrounding borders and established shrubs.

Syrah is ideally situated with easy access to amenities and shops in Newton Abbot town centre, along with Sainsburys supermarket approximately half a mile from the property. There are a good range of both Primary and Secondary schools in the area, as well as the Leisure Centre and Decoy Country Park with its nature reserve and woodland which is situated a couple of minutes away. For travelling and commuting Newton Abbot railway station is within half a mile and offers regular services to Exeter, Manchester and London Paddington, and the A380 on the outskirts of Newton Abbot provides a main road link to Exeter, Bristol and the M5.

The Accommodation Comprises:

GROUND FLOOR Double opening wooden doors into:

COVERED ENTRANCE PORCH Light. Wooden front door with obscure glazed panels to either side into:

HALLWAY 17'6" x 9'9" (5.34m x 2.97m) max Stairs rising to first floor accommodation. Understairs recess. Dado rail. Coved ceiling. Radiator. Antique oak flooring. Built-in double cupboard housing the Baxi boiler with ample space for storage.

CLOAKROOM Victorian style blue floral low level W.C. and matching wash basin in vanity unit with storage cupboards beneath. Tiled walls. Radiator. Obscure glazed window to rear.

LOUNGE 17'5" x 13'1" (5.30m x 3.99m) Window to front with views over the garden and beyond to the park. Window to side. Wall hung gas fire suite with marble inset and hearth. Coved ceiling. Ornate ceiling rose. T.V. aerial point. 2 x Radiators.

DINING ROOM 13'10" x 11'3" (4.21m x 3.44m) Window to front with a pleasant outlook beyond the garden to parkland. Radiator. Coved ceiling.

KITCHEN/BREAKFAST ROOM 21'6" x 9'1" (6.55m x 2.78m) Worksurfaces with double sink and drainer with cupboards under. Comprehensive range of storage cupboards and drawers including tall larder cupboards providing ample storage space. Worktop extending to form a breakfast bar area with space for



stools under. Built-in Sharp convection/grill. 5-Burner range cooker with stainless

steel splashback and extractor hood over. Radiator. Space for fridge/freezer. Antique Oak flooring. Window to front overlooking the garden and beyond to the park. Window to side. Window and adjoining UPVC door to rear garden. Through to:

UTILITY 11'3" x 6'11" (3.44m x 2.10m) Worktop with inset sink, drainer unit and double cupboard beneath, adjoining worktop with storage unit under. Built-in larder cupboard with shelving. Space and plumbing for washing machine, space for tumble dryer. Internal window to Dining Room.

FIRST FLOOR LANDING Coved ceiling. Dado rail. Fitted cupboard housing the hot water cylinder with slatted shelving. Feature obscure glazed arched window to rear.

MASTER BEDROOM 13'2" x 6'7" (4.01m x 2.00m) Window to front with a restful panorama across to Forde Park. Range of built-in wardrobes with mirror fronted doors. Radiator. Coved ceiling. Door to:

EN-SUITE SHOWER ROOM Fully tiled cubicle with shower and glazed door. Worktop with inset wash basin and storage cupboards under. Back to wall W.C. with worktop over. Radiator. Tiled walls. Extractor fan. Coved ceiling. Hatch to roof space. Obscure glazed window to side.



BEDROOM 2 11'9" (and cupboard) x 11'4" (3.58m and cupboard x 3.45) Window to front enjoying a lovely view over Forde Park. Built-in cupboards with access to eaves storage. Radiator. Coved ceiling.

BEDROOM 3 16'1" x 9'1" (4.89m x 2.78m) Window to front overlooking Forde Park. Window to side. Built-in cupboards with access to eaves storage. Radiator.

BATHROOM Panelled Jacuzzi bath with central tap, shower over and glazed folding screen. Back to wall W.C. with worktop over. Worktop with inset wash basin and storage cupboards under. Bidet. Extractor fan. Coved ceiling. Tiled alcoves. Radiator. Tiled walls. Obscure glazed window to front.

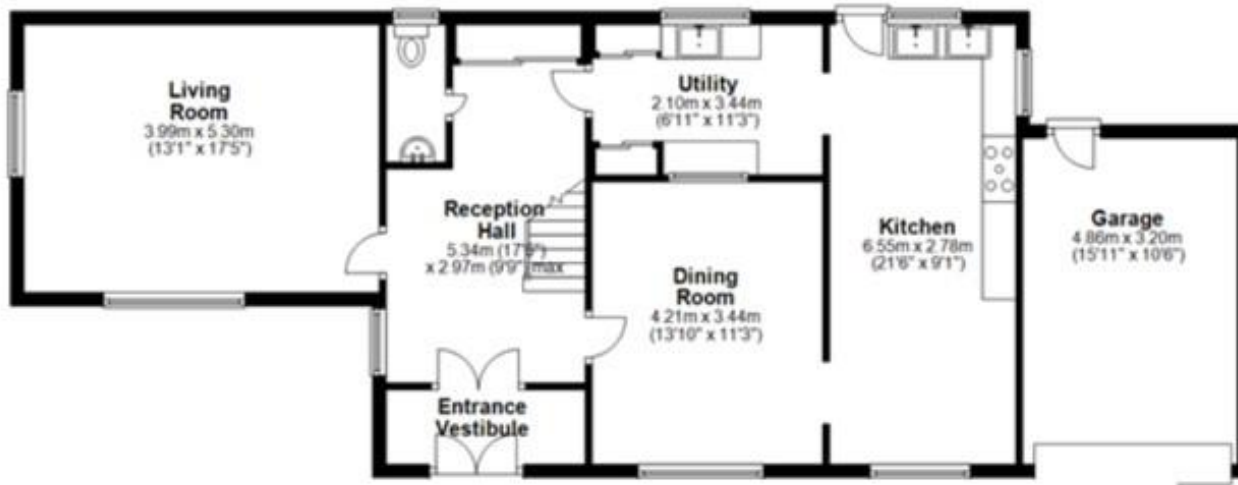
OUTSIDE The property is approached by a pillared entrance with double opening wooden gates leading onto a large paved **PARKING FORECOURT** providing space for 3/4 vehicles. The surrounding brick built raised borders are planted with a variety of established shrubs and trees.

GARAGE Electric up and over door. Power, light, water tap and eaves storage. Personal door to rear garden.

The rear garden enjoys a sunny aspect and comprises of level paved terraces with plenty of space for garden furniture to sit out and relax. There are surrounding raised sleeper borders which are planted with mature shrubs, natural stone wall and a further terrace area, ideal for bin storage and the display of pots. Exterior lights and power.



Ground Floor




First Floor



ADDITIONAL INFORMATION

TENURE – Freehold
COUNCIL TAX – Band E (Teignbridge Council)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	82
(69-80)	C	71
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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The measurements indicated in these particulars are supplied for guidance only. We have not tested any apparatus, equipment, fixtures, fittings, or services & it is in the buyer's interest to check the working conditions of any appliances. We have not sought to verify the legal title of the property; buyers can obtain verification from their Solicitor.

MONEY LAUNDERING REGULATIONS – All intending purchasers will be asked for identification documents - We do appreciate your co-operation in this.