



14a Forde Park, NEWTON ABBOT - TQ12 1DD

£395,000 Freehold

Semi-Detached House • Spacious Lounge • Modern Kitchen • Dining Room with French Doors • Downstairs Cloakroom • Two Bedrooms • Beautiful Shower Room • Beautifully Presented Throughout • Gated Driveway • Workshop/Office Space

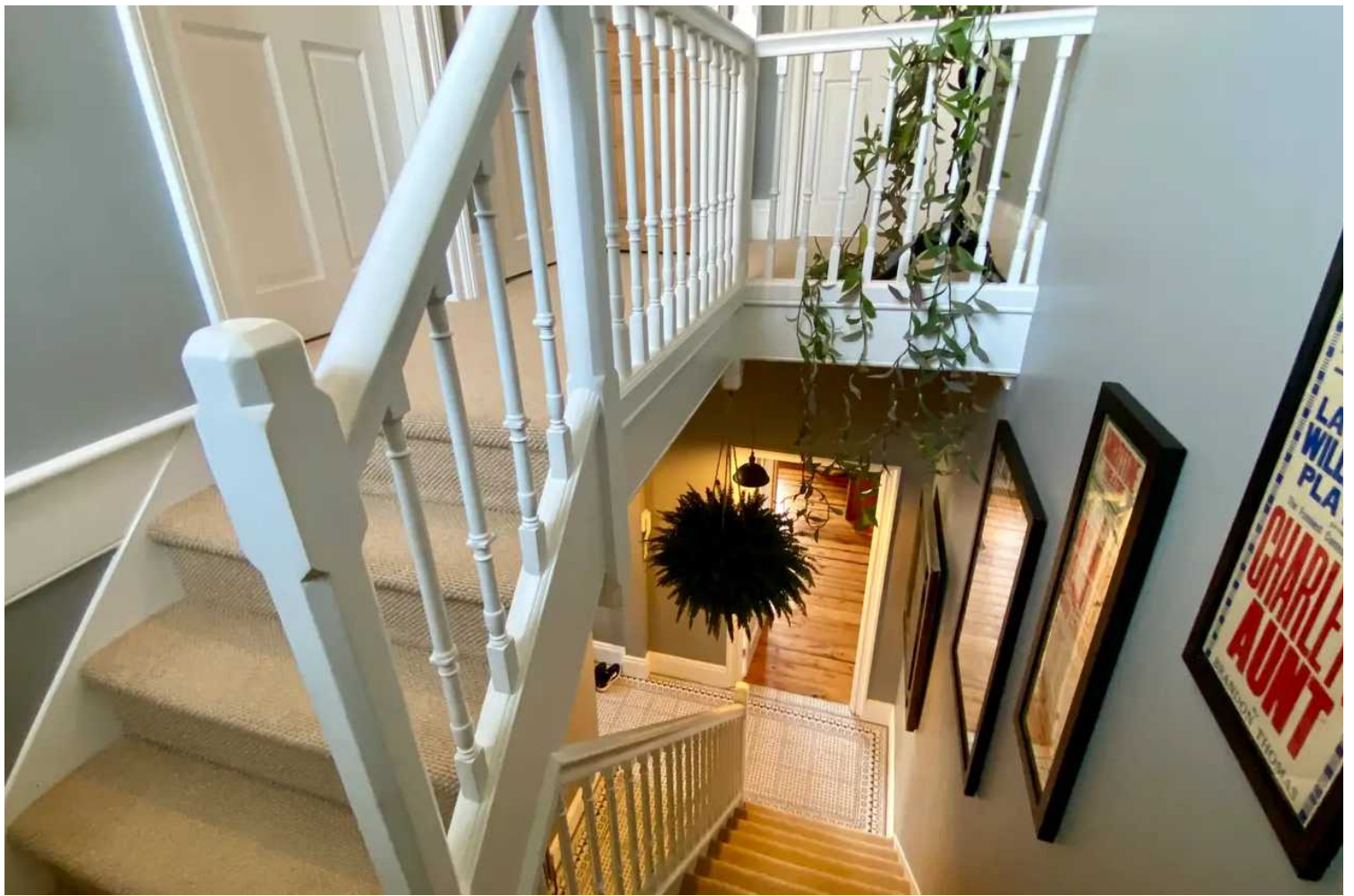

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Newton Abbot TQ12 2JL



Introducing this wonderfully presented Victorian semi-detached house, situated in the sought-after location of Forde Park's conservation area. This property offers a truly desirable living experience, boasting modern features combined with the charm and elegance of a bygone era.

Upon arrival, your eyes are immediately drawn to the welcoming gated driveway, providing security and convenience. The block-paved driveway leads you to the welcoming entrance of this stunning home, where you are greeted by a hallway adorned with stylish tiled flooring.

The sitting room exudes warmth and character with its exposed wooden flooring, creating a sense of natural beauty. Sunlight streams through the sash window, filling the room with an abundance of natural light and presenting a delightful view of the property's front.

The modern kitchen is a functional marvel; featuring a range of matching floor and wall mounted units, providing ample storage space and a stylish aesthetic. Cooking and entertaining are made easy in this well-equipped area, tailored to meet the demands of today's fast-paced lifestyle.

Adjacent to the kitchen is a well-appointed dining room, complete with French doors opening onto a paved terrace. This delightful outdoor space offers a peaceful retreat, perfect for alfresco dining or simply unwinding and enjoying the serenity of the surroundings.

Convenience is further heightened with a downstairs cloakroom, equipped with a WC and hand basin, ensuring ease of access for both guests and residents alike.

Ascending the stairs, you will discover two spacious and comfortable bedrooms, each boasting its own unique appeal. Whether utilised as a sanctuary for relaxation or a productive workspace, these bedrooms provide versatile accommodation to suit your individual needs.

One of the property's key features is the spacious shower room, with high-end Burlington fixtures and fittings and Mandarin Stone tiles, tastefully decorated and luxurious. A fantastic space to pamper yourself after a hard day.

Additional amenities include a useful workshop/office and the ease of walking distance to the nearby train station, making commuting a breeze for professionals.

This property is situated in a highly sought-after location, encapsulating the essence of Forde Park's conservation area, offering a perfect balance of tranquillity and accessibility.

In summary, this Victorian semi-detached house offers a truly captivating living experience. Impeccable presentation combined with a convenient location makes this property an ideal choice for those seeking a home that effortlessly complements their modern lifestyle.

Measurements

Living Room - 16'0 × 13'1 (4.88 × 3.99m)

Kitchen - 9'11 × 8'2 (3.02 × 2.49m)

Dining Room - 15'9 × 14'11 (4.80 × 4.55m)

Bedroom - 15'2 × 13'2 (4.62 × 4.01m)

Bedroom - 9'0 × 8'2 (2.74 × 2.49m)

Workshop - 14'8 × 8'2 (4.47 × 2.49m)



Useful Information

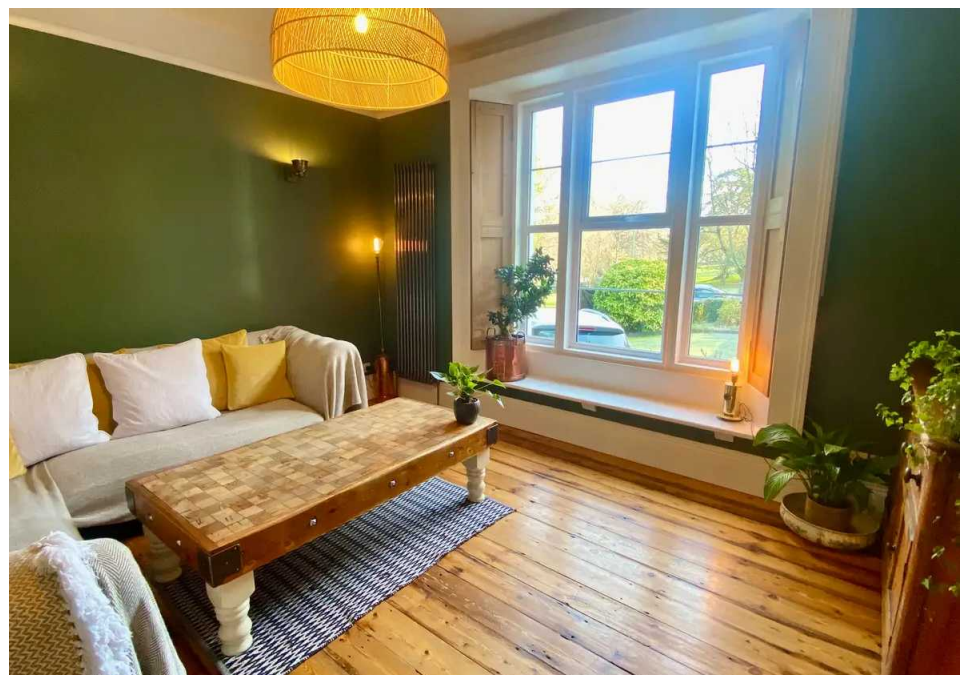
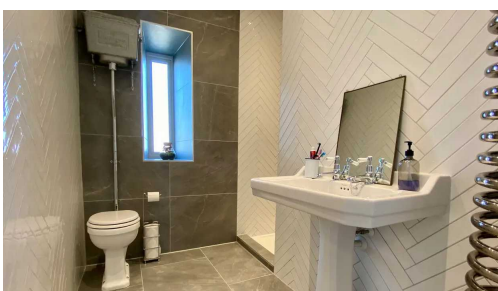
Broadband Speed - 1000 Mbps
Ultrafast (According to
OFCOM)

EPC Rating - D

Teignbridge Council Tax Band
C (£2074 per year)

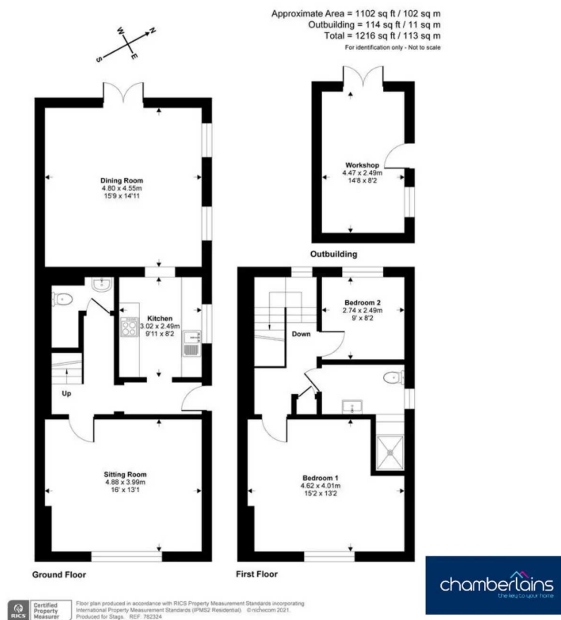
Gas, water, electric and mains
sewerage supplied

The property is Freehold



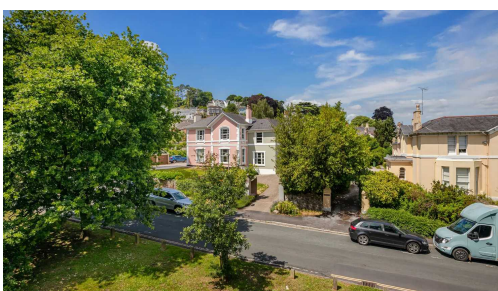
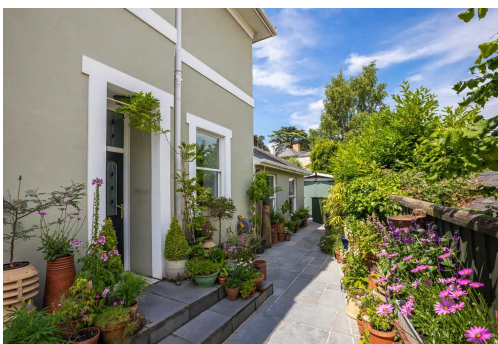
Garden

A slabbed pathway leads from the driveway, through the gate, to the rear of this exceptional property, lined with exquisite plants and trees. Here you can find a North-West facing rear terrace, surrounded with fences and bordering box hedge. The large outbuilding is universal in design and quality and can easily be adapted into office space or utility.



Semi-Detached House

- Spacious Lounge
- Modern Kitchen
- Dining Room with French Doors
- Downstairs Cloakroom
- Two Bedrooms
- Beautiful Shower Room
- Beautifully Presented Throughout
- Workshop
- Gated Driveway for 6 Cars



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	