



Syrah, 20 Forde Park
Newton Abbot, TQ12 1DD

Established

RENDELLS

1816

Syrah, 20 Forde Park

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Price Guide £525,000

We are delighted to bring to market a detached house situated in a tucked away and enviable position opposite Forde Park, an 8-acre formal park with tree lined paths, community café and tennis courts. The home is also offered for sale with the benefit of no onward chain.

Syrah is located in a highly sought after area within Newton Abbot and ideally situated with easy access to amenities and shops and the town centre. 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.

HALLWAY - The part glazed front door leads into the entrance hall with 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 - 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 - Window to front with a pleasant outlook beyond the garden to parkland. Radiator. Coved ceiling.

KITCHEN/BREAKFAST ROOM - Worksurfaces with double sink and drainer with cupboards under. Comprehensive range of storage cupboards and drawers including tall larder cupboard. Worktop extending to form a breakfast bar area. Built-in Sharp convection/grill. 5-Burner range cooker with extractor hood over. Space for fridge/freezer. Antique Oak flooring. Window to front overlooking the garden and beyond to the park. Window to side. Window and adjoining door leading into the rear garden. Through to:

UTILITY - 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 - Window to front with a restful panorama across to Forde Park. Range of built-in wardrobes with mirror fronted doors. Radiator. Coved ceiling. There is a further door leading into the en-suite with a 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 - Window to front enjoying a lovely view over Forde Park. Built-in cupboards with access to eaves storage. Radiator. Coved ceiling.

BEDROOM 3 - 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 wooden gates leading onto a large driveway providing parking for 3/4 vehicles. There are also raised flower beds with various plants and shrubs. The garden continue around to the side of the house providing plenty of space for a patio table and chairs. To the rear of the house there is an enclosed terraced garden providing a lovely area for al fresco dining.

Garage

The garage offers an electric up and over door with light and power, water and above mezzanine storage

Services:

The property is supplied by mains electricity, mains gas fired central heating and mains water.

Local and Planning Authority:

Teignbridge District Council, Forde House, Brunel Rd, Newton Abbot TQ12 4XX

Council tax band: E

Energy Performance Certificate: C

Tenure: The property is freehold with vacant possession.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Wayleaves, Rights & Easements:

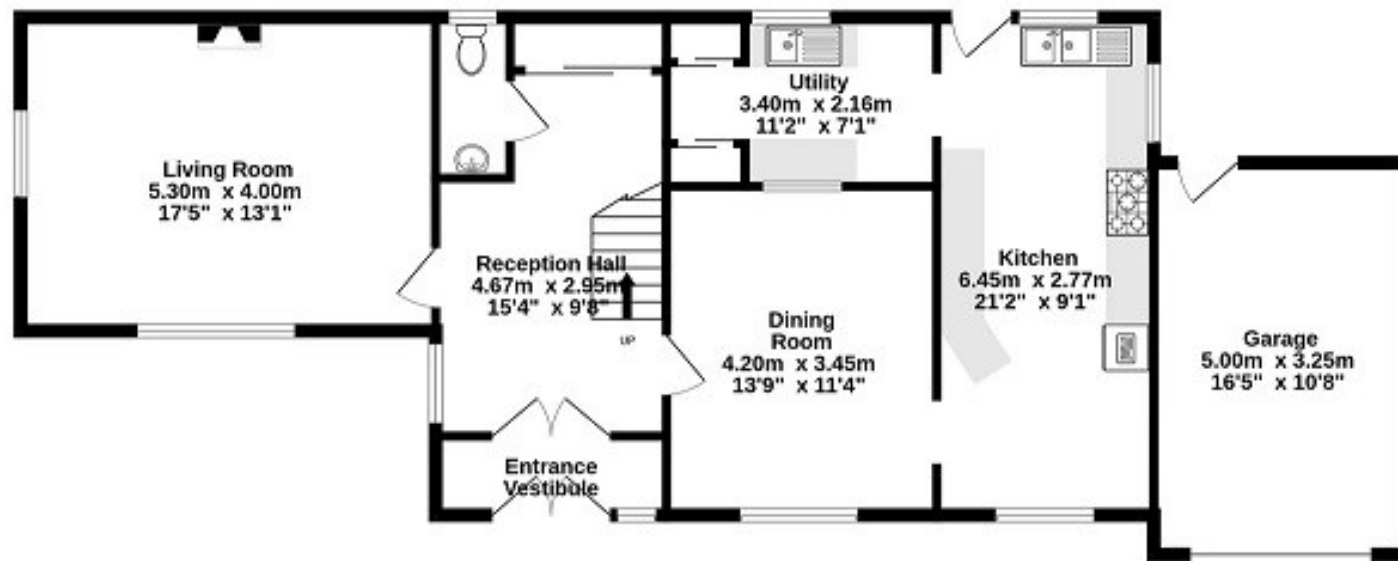
The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoings, whether mentioned in the sales particulars or not.

Viewings

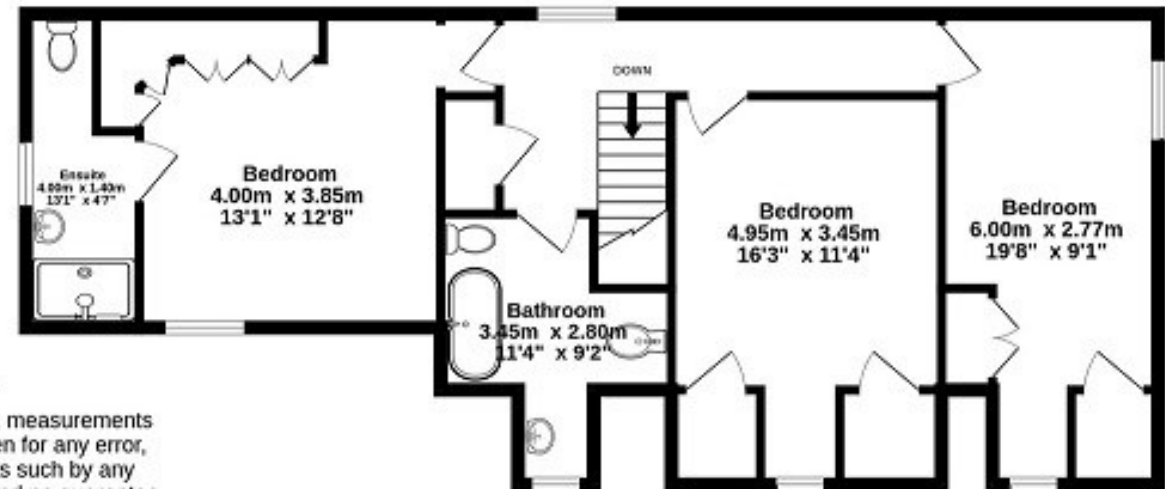
Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881







1st Floor
73.0 sq.m. (786 sq.ft.) approx.



TOTAL FLOOR AREA : 168.4 sq.m. (1813 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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