

**SAMPLE
MILLS**



**Fern Road
Aller Park
Newton Abbot
Devon**

£400,000
FREEHOLD





**Fern Road, Aller Park,
Newton Abbot, Devon**

£400,000 freehold

A 3 bedroom Detached family home situated in the sought after area of Aller Park close to the link road serving Exeter and Torbay, local Sainsburys and bus services into Newton Abbot town centre with its further range of facilities and amenities including the main rail line to London Paddington.

The internal accommodation comprises entrance porch, hallway, downstairs cloakroom, lounge/dining room, conservatory, improved kitchen and utility room. Upstairs there are 3 double bedrooms, master en-suite, and a separate family bathroom.

Further benefits include gas central heating, uPVC double glazing, garden to the front, and a South West facing garden to the rear, plus off road parking.

Viewing is highly recommended.



Part double glazed door opening through to:

Entrance Porch

uPVC double glazed window to side. Wooden flooring. Half glazed door opening through to:

Entrance Hall

Single panelled radiator. Wooden flooring. Staircase rising to first floor. Understairs storage cupboard. Central heating thermostat. Door through to:

Cloakroom

Low flush suite. Pedestal wash-hand basin. Partly tiled walls. Tiled floor. Heated towel rail. Inset spotlights. Obscure uPVC double glazed window.

Lounge/Dining Room

Wall mounted log effect fitted gas fire. Two double panelled radiators. uPVC double glazed window to the front aspect. TV point. Coving to ceiling. Glazed double doors opening through to:

Conservatory

Double panelled radiator. uPVC double glazed throughout. Glass roof. Distant views. uPVC double glazed double doors providing access to the rear garden.

From the Dining Area

Opening through to:

Improved Kitchen

1½ bowl stainless steel single drainer sink unit with mixer taps. Fitted wall and base units. Granite worktop surface areas incorporating splashbacks. Built-in 4 ring induction hob with extractor hood above and electric oven beneath. Partly tiled walls. Integrated dishwasher. Wine fridge. Opening through to:

Utility Room

Inset stainless steel single drainer sink unit. Fitted wall and base units. Integrated washing machine. Integrated fridge/freezer. Partly tiled walls. Coving to ceiling. Spotlight points. uPVC half double glazed door providing access to the rear garden. Double panelled radiator.

First Floor Landing

Hatch to the roof space. Built-in shelved linen cupboard housing radiator.

Master Bedroom

Double built-in wardrobes. Single panelled radiator. uPVC double glazed window to front. Coving to ceiling. Door to:

En-Suite

Shower cubicle with fitted shower. Pedestal wash-hand basin. Low level w/c. Fully tiled walls. Radiator. Coving to ceiling. Spotlight points. Shaver point.

Bedroom 2

Single panelled radiator. Double built-in wardrobes. uPVC double glazed window overlooking the front. Coving to ceiling.

Bedroom 3

Single panelled radiator. Double built-in wardrobes. Telephone point. uPVC double glazed window overlooking the rear and enjoying far reaching views over towards Decoy, Wolborough Hill, Newton Abbot and Dartmoor beyond.

Bathroom and w/c

Inset bath with shower mixer tap attachment. Pedestal wash-hand basin. Low level w/c. Radiator. Partly tiled walls. Shaver point. Tiled floor. uPVC double glazed window enjoying similar views to bedroom 3.

Garage

Power and light. Gas combination boiler for hot water and central heating system.

Outside

To the front of the property, there are two gardens laid to gravel, one of which has off road parking, with various bushes, plants and shrubs. There is a side gate providing access to the rear, where there is an area laid to patio, leading onto a garden predominately laid to lawn, again stocked with various bushes, plants and shrubs, from which distant views are obtained. The rear garden is South West facing enjoying the sun throughout the day and into the evening. There is also a garage plus off road parking.

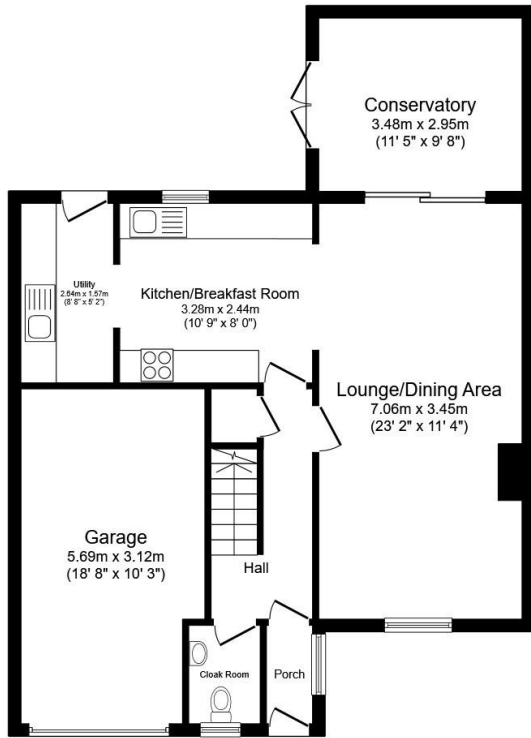
Agent's Note

Council Tax Band: 'E' £3161.99 for 2025/26

EPC Rating: 'C'

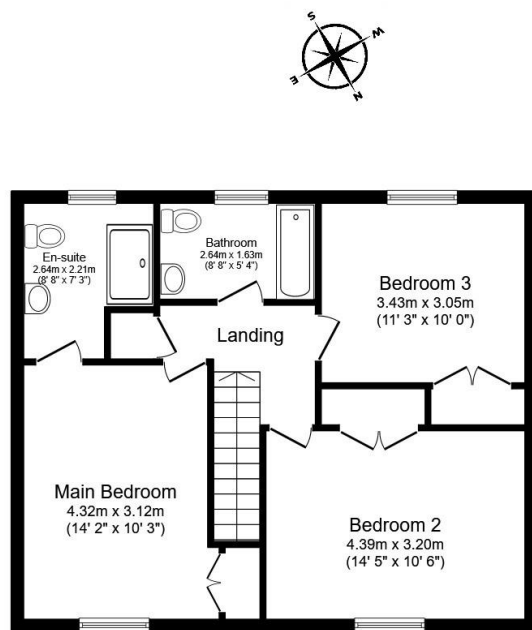
Long Term Flood Risk: Very Low





Ground Floor

Floor area 79.7 sq.m. (858 sq.ft.)



First Floor

Floor area 60.1 sq.m. (646 sq.ft.)

Total floor area: 139.8 sq.m. (1,505 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.