





99 Fern Road, Newton Abbot

Guide £500,000 Freehold

Virtual Walk-Through Available • Smart Brick Faced Detached House • Highly Sought After Residential Location • 4 Bedrooms Principal En Suite • Spacious Double Aspect Lounge, Dining Room & Study/Bedroom 5 • Fitted Kitchen & Separate Utility Room • Good Size & Particularly Private Rear Garden Backing Onto Woods • Double Garage & Brick Paved Driveway • Gas Central Heating & Double Glazed Windows • Around A Mile From The South Devon Link Road















This impressive four-bedroom detached house presents a superb opportunity to acquire a modern, brick-faced family home in a highly sought after residential location. A virtual walk through is available, allowing you to experience the thoughtful layout and spacious accommodation from the comfort of your own home.
Located just around a mile from the South Devon Link Road, the house enjoys excellent transport connections, making commuting and travel straightforward. Aller Park is widely regarded as one of Newton Abbot's most desirable and sought after residential districts and is around 2 miles from the vibrant town centre with its extensive selection of shops, businesses and schools.

Accommodation

Designed with both comfort and practicality in mind, the property offers a generous and flexible layout, including a spacious double aspect lounge that creates a bright and inviting living space, a dedicated dining room ideal for family meals and entertaining, and a versatile study that could also serve as a fifth bedroom. The fitted kitchen is thoughtfully arranged to provide plenty of workspace and storage, complemented by a separate utility room for added convenience.
The principal bedroom benefits from its own en suite and dressing area, while all bedrooms are well-proportioned, ensuring ample space for family and guests. Additional features include gas central heating and double-glazed windows, contributing to a warm and energy-efficient environment throughout the year.

Gardens

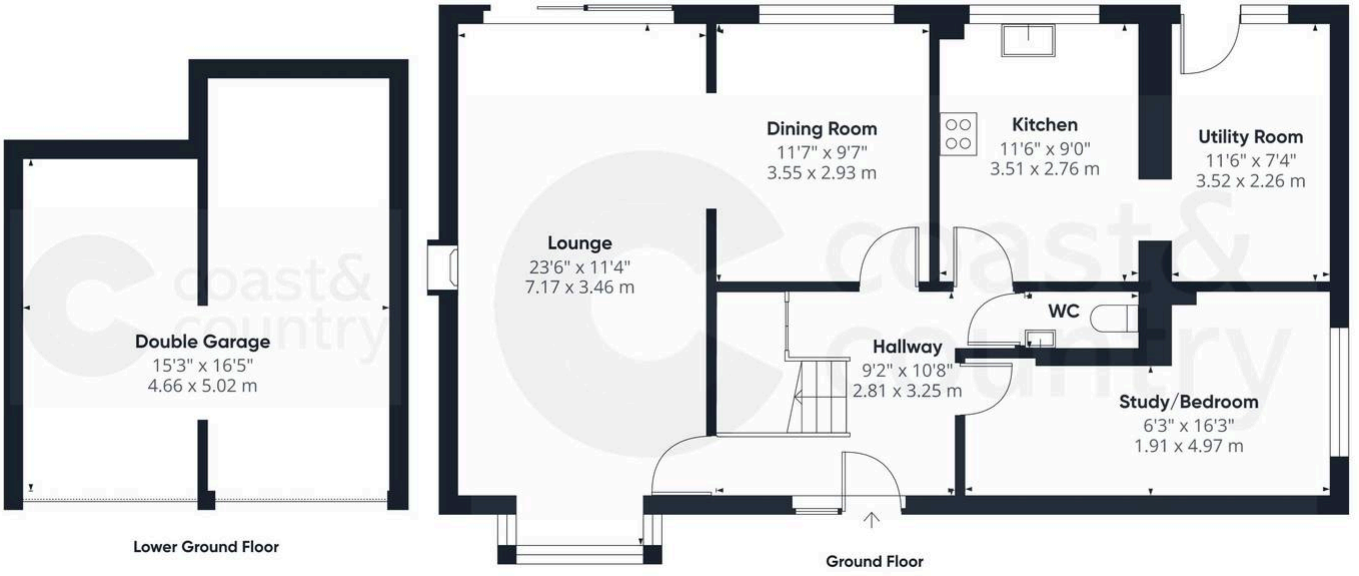
Lovely established plot of considerable size mainly lying to the rear and laid to lawn with some attractive inset planting and mature trees.

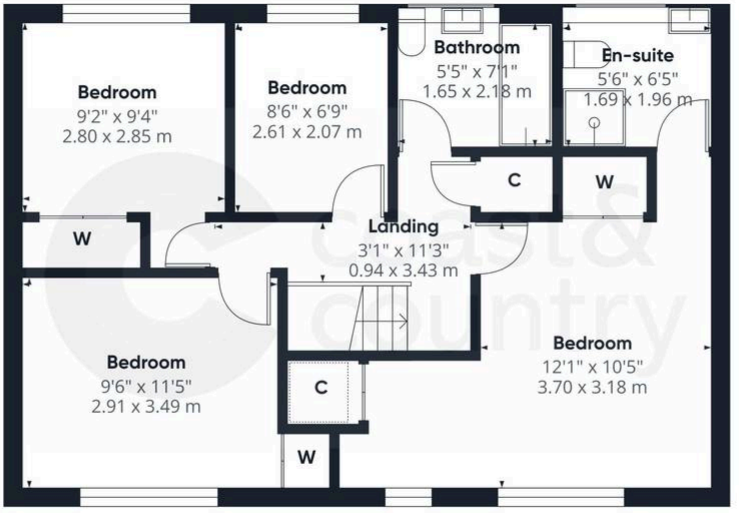
Parking

The property also boasts a double garage and a brick paved driveway, providing secure and practical parking solutions.

Agent's Notes

Council Tax: Currently Band F
Tenure: Freehold
Mains water. Mains drainage. Mains gas. Mains electricity.
EPC Energy Efficiency Rating: D





Approximate total area

1678 ft²

155.9 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Disclaimer: Any information provided is purely a guide and is noncontractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances, we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance. To ensure compliance with HMRC's Anti Money Laundering and Source of Funds regulation, we use Smart Compliance. Purchasers and those providing funds towards a purchase are required to complete this compliance process, for which there is a £75.00 charge.