

**SAMPLE
MILLS**



**Fern Road
Aller Park
Newton Abbot
Devon**

£495,000
FREEHOLD





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

£495,000 freehold

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, is this well-presented 4 bedroom Detached family home. The property occupies a generous size plot extending to approximately 1/3rd of an acre overall.

Internally, the accommodation comprises entrance hall, downstairs cloakroom, lounge leading through to the dining room, kitchen through to a utility room and a study/bedroom 5 on the ground floor. Upstairs there are 4 bedrooms, the master with a dressing area and en-suite shower room, plus there is a family bathroom on this floor.

Further benefits include gas central heating, double glazing, double garage with driveway parking for several cars and mature, well-tended gardens to front and rear. The rear garden is larger than average with a patio running the full width of the house, generous lawn areas, a custom built garden shed and further storage.

Viewing is highly recommended.



Storm Porch

Light. Composite door to:

Entrance Hallway

Understairs storage cupboard. Coving to ceiling. Double panelled radiator. Dado rail. Door off to:

Downstairs Cloakroom

Low level w/c. Wash-hand basin. Textured ceiling. Extractor fan.

Living Room – 6.50m x 3.40m (21'4" x 11'2")

uPVC double glazed boxed bay window looking over the front. Dado rail. Coving to textured ceiling. uPVC double glazed sliding patio doors onto the rear garden. Minster stone fireplace, surround, mantle over, heath and living flame fire. TV point. Arch through to:

Dining Room – 3.60m x 2.90m (11'10" x 9'6")

uPVC double glazed windows to the rear. Single panelled radiator. Coving to textured ceiling. Door off to:

Kitchen – 3.50m x 2.70m (11'6" x 8'10")

A range of fitted base units with rolled edge worktop surface areas. Drainer 1½ with mixer tap over. Part tiled walls. 4 ring gas hob. Built-in single oven, extractor fan over. A range of wall mounted cupboards. Further fitted base units and worktops. Coving to textured ceiling. uPVC double glazed windows to the rear. Arch through to:

Utility Room – 3.60m x 2.30m (11'10" x 7'7")

Further range of fitted base units with worktop surface areas. Prep area. Stainless steel drainer with mixer tap over. Part tiled walls. Coving to textured ceiling. uPVC double glazed window to the rear. uPVC double glazed door providing access to the rear, Wall mounted boiler serving hot water and central heating. Fitted shelving.

Study/Bedroom 5 – 5.01m x 2.90m (16'5" x 9'6")

uPVC double glazed window. Radiator.

Dog leg staircase leading to the landing

Wooden Balustrade. Access to loft area. Smoke detector. Airing cupboard, tank and shelving. Doors off to:

Master Bedroom – 5.10m x 3.70m (16'9" x 12'2")

uPVC double glazed window. Built-in double wardrobes, mirror fronted doors, hanging rails and shelving. Arch through to:

Dressing Area

Recessed area and shelving. Louvre doors storage cupboards. Dual aspect uPVC double glazed window looking over the front. TV point. Door through to:

En-Suite

Semi-circular shower cubicle with Mira shower. Low level w/c. Wash-hand basin. Part tiled walls. uPVC double glazed window to the rear. Medicine cabinet. Extractor fan. Shaver light and socket. Further medicine cabinet.

Bedroom 2 – 3.50m x 2.90m (11'6" x 9'6")

uPVC double glazed windows looking over the front. Double panelled radiator. Built-in mirror fronted wardrobe with folding door. Coving to textured ceiling.

Bedroom 3 – 3.40m x 2.80m (11'2" x 9'2")

uPVC double glazed window looking over the rear. Coving to textured ceiling. Built-in triple aspect wardrobes with mirror fronted doors, hanging rails and shelving. TV point.

Bedroom 4 – 2.90m x 2.60m (9'6" x 8'6")

uPVC double glazed window looking over the rear. Coving to textured ceiling.

Bathroom

Panelled bath. Low level w/c. Wash-hand basin. Part tiled walls. Fixed mirror. Obscure glazed window. Shower screen with fitted Mira shower. Extractor fan.

Garage – 5.10m x 4.17m (16'9" x 13'8")

Double garage with two up and over doors.

Outside

Off road parking to the front, parking for several cars, leading to a double garage.

The rear garden is of a larger than average size and comprises a paved patio area running the full width of the house with raised wall and steps leading up to a lawned garden. The lawned garden has a good range of conifers, plants and shrubs, and steps that lead up to a wooded garden copse area with a custom built garden shed and further storage. The whole plot extends to approximately 1/3 of an acre.

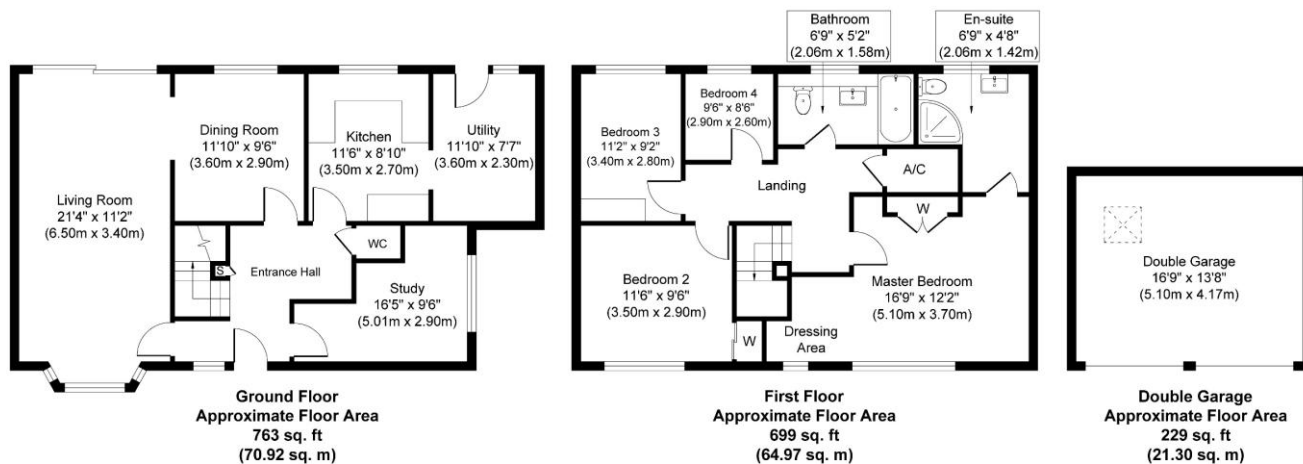
Agent's Note

Council Tax Band: 'F' £3921.36 for 2026/27

EPC Rating: 'D'

Long Term Flood Risk: Very Low





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 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.