



36 LOWER FERN ROAD  
NEWTON ABBOT

  
MARCHAND PETIT  
COASTAL, TOWN & COUNTRY



# 36 LOWER FERN ROAD

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## DESCRIPTION

Situated in the convenient and quiet location of Milber, giving easy access to Newton Abbot town, Torquay and Exeter, a well-presented detached family home offering 4 bedrooms, enclosed rear garden, driveway parking and double garage.

The driveway provides parking for two cars and leads to the double garage and steps leading up to the front door. From the entrance hall there is access to a large L shaped sitting room/diner, well equipped kitchen with separate utility and a cloakroom. To the first floor is a family bathroom along with four good sized bedrooms, the master having an en-suite shower room.

The rear garden has a patio area with steps leading up to a well-kept lawn area with various mature shrubs and flower beds.

## SITUATION

The historic market town of Newton Abbot is close to Devon's English Riviera and is noted for its horse racing and vibrant local markets. There is a good range of shops, supermarkets, restaurants and professional services. There is a mainline railway station which provides direct access to London in approx. two and a half hours. The A380 is close by providing access to Torbay, Exeter and the M5.





# PROPERTY DETAILS

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## Property Address

36 Lower Fern Road, , Newton Abbot, Devon,

## Mileages

Exeter 19 miles Plymouth 35 miles Torquay 7 miles (approximately)

## Services

Mains electric, water and drainage. Gas central heating. Owned solar panels included in the sale.

## EPC Rating

Current: 85, Potential: 89

## Council Tax Band

Band E

## Tenure

Freehold

## Authority

Teignbridge District Council

## Key Features

- Convenient central location
- Detached family home offering spacious accommodation
- 4 bedrooms, 2 bathrooms
- Mature enclosed rear garden
- Double garage and driveway parking

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

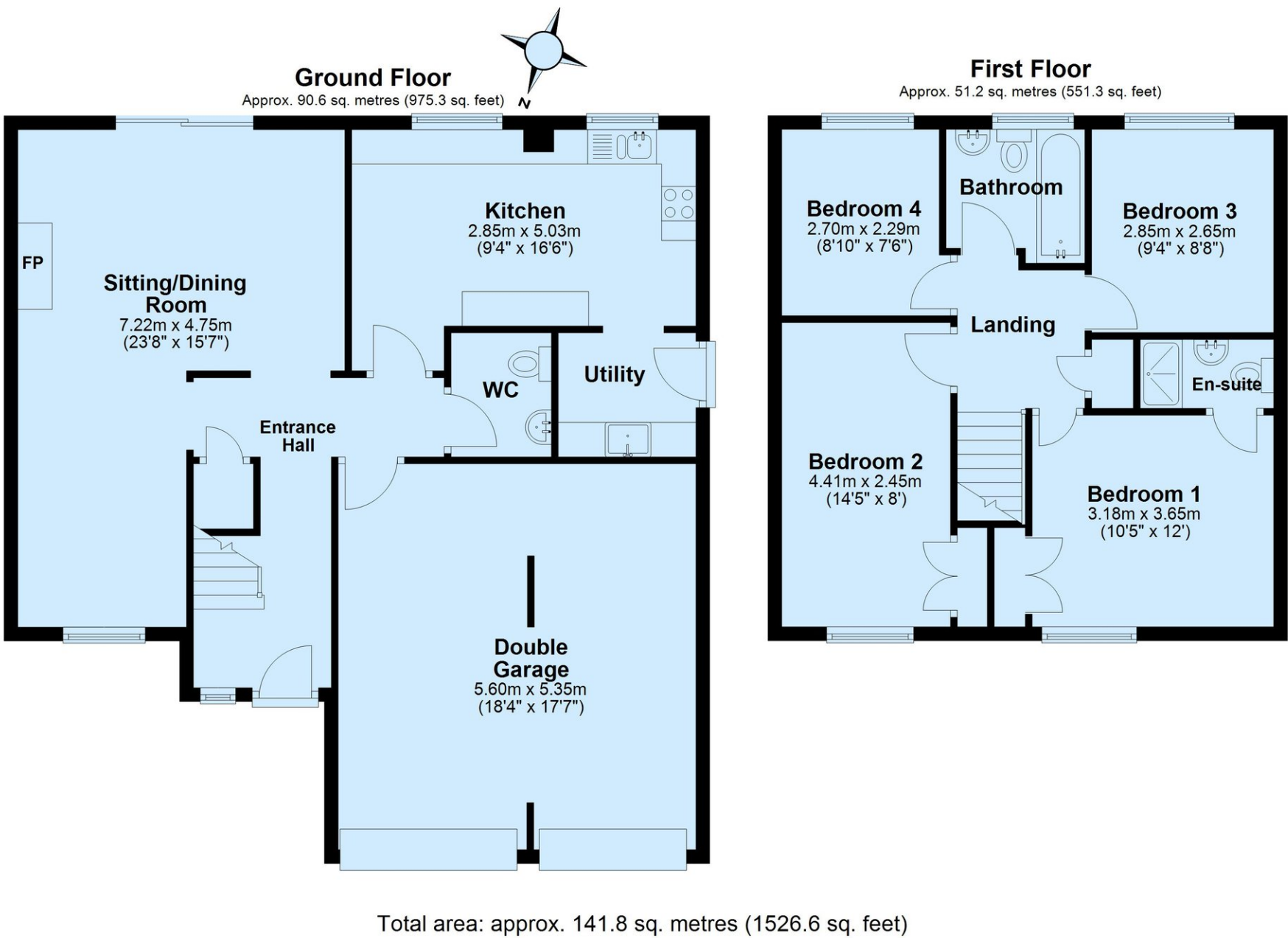
## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.





# FLOORPLAN



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