



## 20 Lower Fern Road, NEWTON ABBOT

£595,000 Freehold

Detached House • Five Bedroom • Spacious Lounge • Modern Kitchen/Diner & Utility Room • Family Room • Downstairs WC • Two En-suites • Family Bathroom • Front & Rear Gardens • Double garage & Driveway Parking

### Contact Us...

📞 01626 365055

✉ newtonsales@chamberlains.co

🏠 1 Bank Street  
Newton Abbot TQ12 2JL

  
**chamberlains**  
the key to your home



Nestled in the sought after location of Aller, Newton Abbot, this detached family home offers the perfect blend of privacy and space, presenting a haven for those seeking a peaceful retreat.

This well presented five bedroom house is ideal for a growing family, ensuring everyone has their own space to thrive. The spacious lounge is bathed in natural light from the large front window, creating an inviting atmosphere to unwind and entertain. The modern kitchen/diner is the heart of the home, featuring a practical island for family gatherings and ample room to cherish those important meals together. Convenience is key with a downstairs WC for guests and daily use, along with a separate utility room complete with a larder for efficient storage solutions. A generously sized family room features vaulted ceilings, abundant of natural light, and an open airy ambiance. This versatile space is ideal for use as a second lounge or a cosy teenager's retreat.

Heading upstairs' to the first floor, bedrooms one and two offer en-suites, enhancing the comfort and privacy of family members or guests alike.

The remaining bedrooms all have rear aspects overlooking the rear garden. The family bathroom comprises; a bath, hand wash basin, a corner shower cubical and a low level WC. Completing this spacious room is a wall mounted towel rail and an obscure window.

Ensuring year-round warmth and comfort, this home benefits from 8 solar panels on original feed in tariff generating on average £800+ income per year, gas central heating and is fully double glazed. As an added bonus, the front and rear gardens have been beautifully landscaped, offering the perfect outdoor oasis to relax and unwind. A driveway provides parking for multiple vehicles, while a double garage secures your cars and offers additional storage, completing this family-friendly abode.

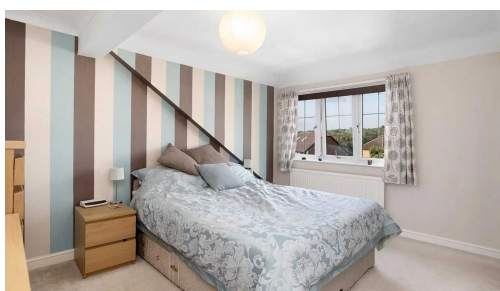
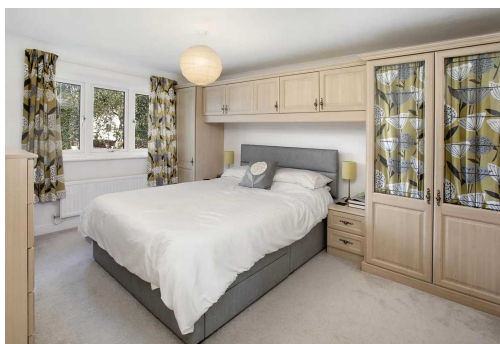
Don't miss the chance to make this property your own and create lasting memories in a space that seamlessly combines comfort, convenience, and natural beauty. Make your home in this stunning property and embrace the lifestyle it offers – contact us now to arrange a viewing and discover the unique opportunity that awaits you.

## Garden

Step outside into the expansive outdoor space of this property and be greeted by the beautifully landscaped rear gardens. Immerse yourself in nature's beauty as you enjoy the serenity and tranquillity that these outdoor areas provide. Whether it's a morning coffee or alfresco dining in the secluded rear garden, this home offers abundant opportunities to bask in the great outdoors. The spacious driveway beckons you to park multiple vehicles with ease, while the double garage ensures secure parking and storage for all your needs. With a perfect balance of greenery and functionality, the outside space of this property is a true extension of the warm and inviting atmosphere found within the home.



**Double garage**  
**2 Parking Spaces**  
**Driveway**  
**2 Parking Spaces**



USEFUL INFORMATION

Teignbridge Council Tax Band: E

Council Tax Annual Cost: £3,016.61 (2024 / 2025)

Solar panels on original feed in tariff generating on average £800+ income pa

Gas Central Heating & Double Glazed

EPC Rating - C

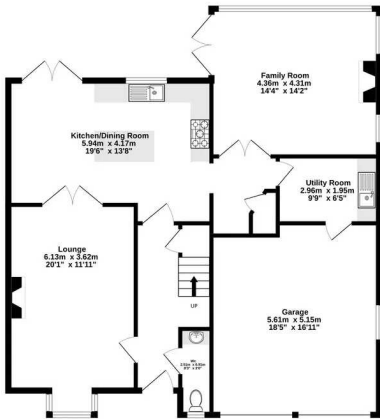
Mains Gas, Mains Electric, Mains Water and Mains Sewerage all Connected

Broadband Speed - Ultrafast 1000Mbps (According to OFCOM)

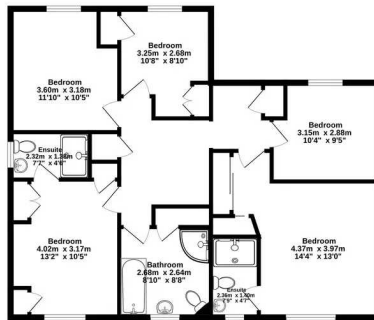
This Property is Freehold



Ground Floor  
112.3 sq.m. (1209 sq.ft.) approx.



1st Floor  
86.5 sq.m. (931 sq.ft.) approx.

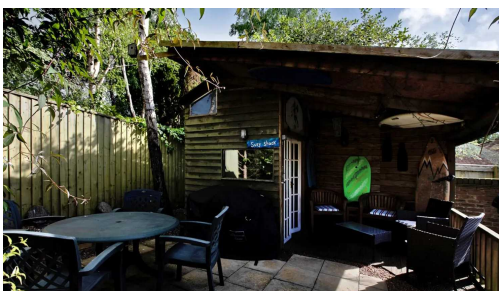


TOTAL FLOOR AREA : 198.8 sq.m. (2140 sq.ft.) approx.

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.  
Made with Metropac ©2024.



- Detached House
- Five Bedroom
- Spacious Lounge
- Modern Kitchen/Diner & Utility Room
- Family Room
- Downstairs WC
- Family Bathroom
- Front & Rear Gardens
- Double garage & Driveway Parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC