



Abbotskerswell

- Well Presented Link Detached House
- 4 Bedrooms (1 en suite)
- Contemporary Kitchen / Diner
- Modern Shower Room
- Double Glazing & Gas Central Heating
- Attractive Front & Rear Gardens
- Driveway Parking
- Sought After Village Location

Asking Price:
£320,000
 Freehold
 EPC: E49

19 Wilton Way, Abbotskerswell, Newton Abbot, TQ12 5PG

A superbly presented and tastefully modernised link-detached split level home. The stylish accommodation boasts gas central heating and double glazing and includes four double bedrooms, one en-suite and outside there are attractive gardens and driveway parking.

Picturesque Abbotskerswell is a desirable village with a thriving community, primary school, store, church and popular inn / restaurant. A time tabled bus service operates to the nearby market town of Newton Abbot offers a wide range of shopping, business and leisure facilities, a mainline railway station and A380 dual carriageway providing access to Exeter and the M5 beyond.

The Accommodation

There is an open canopied porch leading to the entrance hall which is open plan to the kitchen/dining room. The kitchen is comprehensively fitted with contemporary wall and base units, integrated dishwasher and porcelain tiled flooring. The ground floor bedroom (formerly the garage) has an en-suite shower room and the layout would makes an ideal space for a teenager or elderly relative. A feature open tread staircase leads to the split level landing where the lounge has a living flame fire and sliding patio doors to the garden. There is also a rear porch/utility. Further stairs lead to the main landing which leads to three double bedrooms and a lovely shower room/w.c.

Ground Floor

Entrance Hallway	
Kitchen / Diner	16' 10" (5.13m) x 13' 10" (4.22m)
Bedroom 4	11' 2" (3.4m) x 9' 10" (3m)
En Suite Shower Room	
Half Landing	
Rear Porch	
Lounge	16' 9" (5.11m) x 12' 10" (3.91m)

First Floor

Landing	
Bedroom 1	15' 0" (4.57m) x 9' 11" (3.02m)
Bedroom 2	10' 9" (3.28m) x 6' 9" (2.06m)
Bedroom 3	10' 9" (3.28m) x 6' 9" (2.06m)
Shower Room	

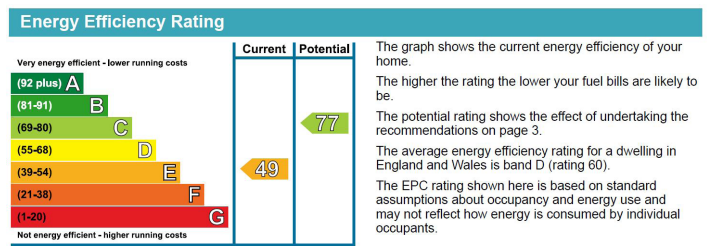
Gardens

The front garden has an area of lawn, fish pond and a selection of mature shrubs. The rear garden is attractively landscaped and provides a large paved patio enjoying a sunny aspect, areas of lawn, well stocked flower and shrub borders and a timber shed.

Parking

Driveway to the front of the property to accommodate off road parking for two cars.

ENERGY PERFORMANCE RATING

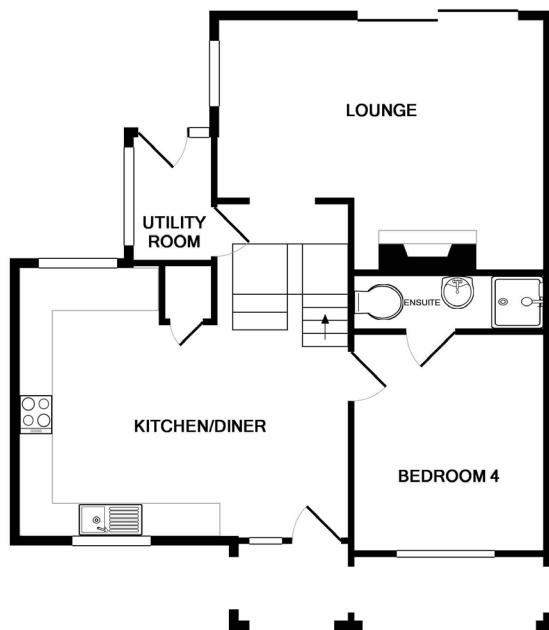


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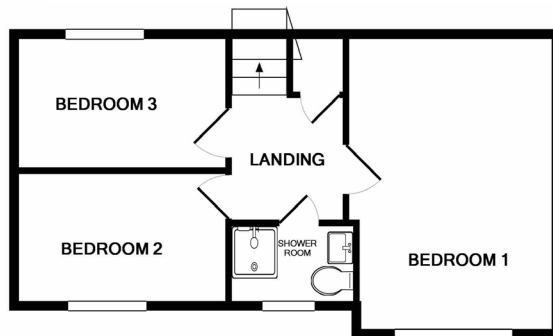


FLOOR PLANS

For Illustrative Purposes Only



GROUND FLOOR
APPROX. FLOOR
AREA 679 SQ.FT.
(63.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(35.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1066 SQ.FT. (99.0 SQ.M.)

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. 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

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Agents Notes

Tenure: Freehold

Services: Gas Fired Central Heating. Mains Electricity. Mains Water. Mains drainage.

Local Authority: Teignbridge District Council

Council Tax: Currently Band C

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

Directions

From Newton Abbot take the A381 Totnes Road. At the Ogwell roundabout continue straight over. After Denbury Diesels take a left into Court Grange Lane. Follow the road and take the first right into Wilton Way.