

SAMPLE MILLS & Co.

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**Odlehill Grove
Abbotskerswell**

Price £290,000

www.samplemills.co.uk

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Abbotskerswell

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ABOUT THE PROPERTY:

This 3 bedroom detached bungalow is situated in a cul-de-sac location in the sought after village of Abbotskerswell, which offers general amenities including a Primary School, General Store, Hairdressers, the popular Court Farm Inn pub/restaurant and St Mary's Church.

Internally the accommodation comprises spacious entrance hall with 3 built-in storage cupboards, a spacious lounge/dining room with triple aspect windows enjoying lovely views over the village towards the countryside in the distance. Located off the dining area is the kitchen which leads through to the conservatory, both of these rooms enjoy the attractive outlook over the rear garden.

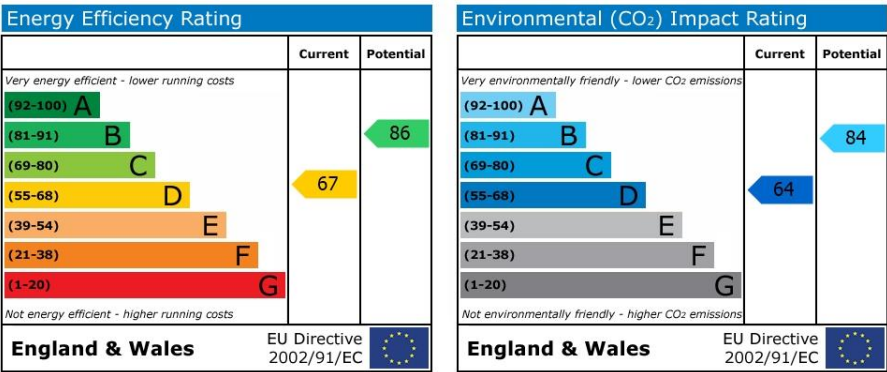
There are 2 double bedrooms overlooking the rear garden, both with built-in wardrobes, and a 3rd bedroom overlooking the front gardens. The bungalow has uPVC double glazing and gas central heating. A main feature of this bungalow are the lovely front and rear gardens which comprise of lawned gardens surrounded by an attractive range of mature borders with a variety of shrubs, small trees and flower beds. Paved patio area. The rear garden offers a high degree of privacy and a sunny aspect. There is also a garage with electric light and power, and a driveway. We strongly recommend an internal viewing to fully appreciate the accommodation, views and gardens on offer. The property is being sold with NO ONWARD CHAIN.

Directions

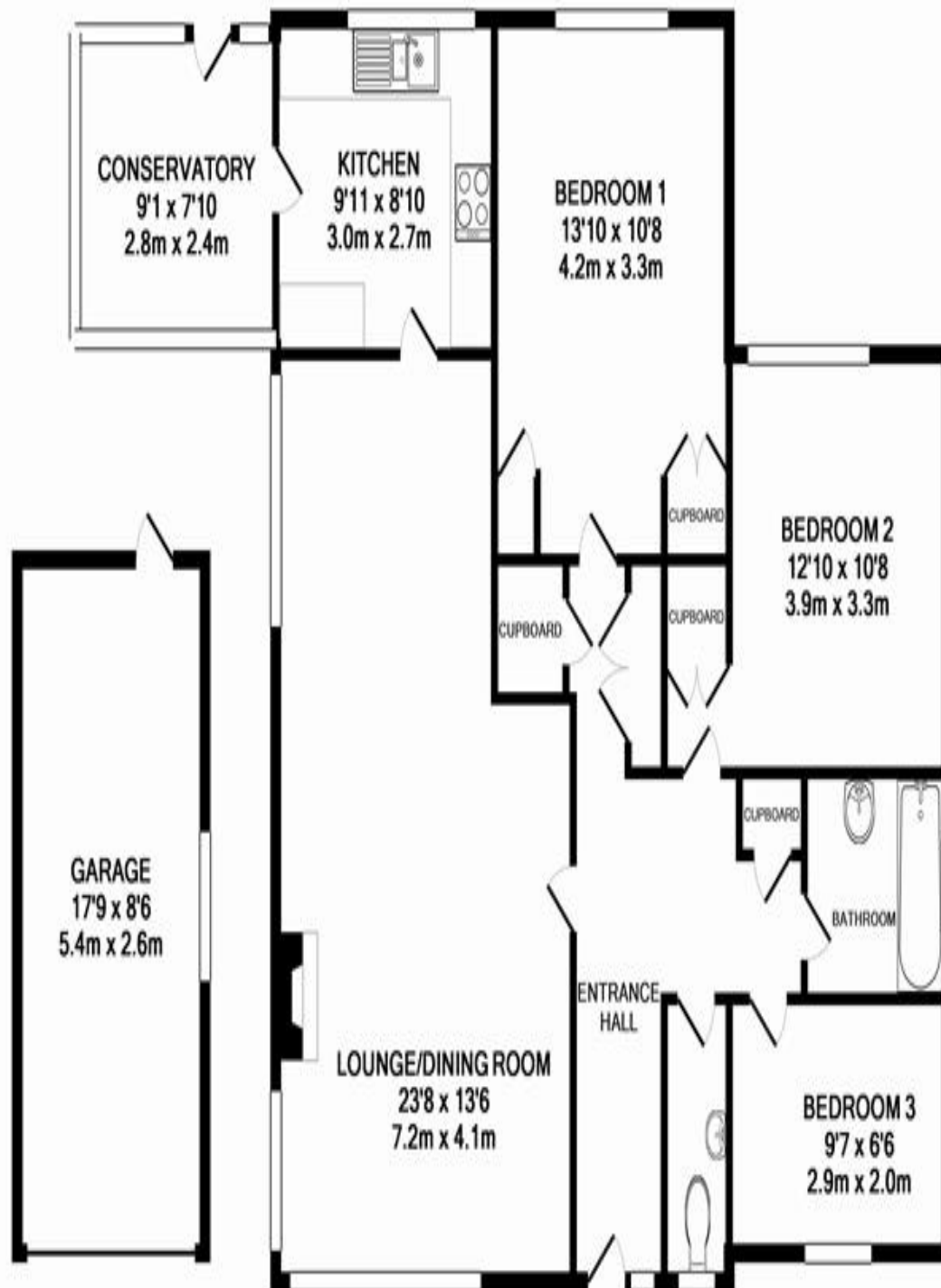
From our Newton Abbot office continue on the Totnes Road towards Totnes turning left into the village of Abbotskerswell. Continue down the hill taking your second turning right, following the road up the hill turning right into Odlehill Grove.

Disclaimer

These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers are advised to double check them before incurring any expense which is reliant upon their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and purchasers must satisfy themselves as to their working condition. Further the agents have not sought to verify legal title of the property and purchasers must obtain the relevant information from their Solicitors. Under the Money Laundering Regulations purchasers will at a later stage be asked to provide identification documents. In order to make sure there is no delay in agreeing a sale, we would ask for your cooperation.







TOTAL APPROX. FLOOR AREA 1114 SQ.FT. (103.5 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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