

**SAMPLE
MILLS**



**Manor Road
Abbotskerswell
Newton Abbot
Devon**

£475,000
FREEHOLD





Manor Road, Abbotskerswell,
Newton Abbot, Devon

£475,000 freehold

An excellent opportunity to acquire a well-presented 4/5-bedroom detached family home on the edge of the sought-after village of Abbotskerswell, enjoying far-reaching views across the village and surrounding countryside.

Offering spacious and versatile accommodation, the property comprises entrance hall, downstairs cloakroom, 'L' shaped lounge, kitchen/dining room, separate utility room and bedroom 5/study on the ground floor. On the first floor are 4 bedrooms, master en-suite plus a family bathroom.

The property offers under house storage, garage plus off-road parking and front and rear gardens. The rear garden adjoins open fields creating a peaceful and secluded setting.

The property is situated on the edge of Abbotskerswell with easy access to the primary school, the pub, church, community centre and café, together with gaining easy access to both Totnes and Newton Abbot with its further range of facilities and amenities including good rail links, bus routes and secondary schools etc.

Viewing is highly recommended.



uPVC part double glazed door with side screen opening through to:

Entrance Hall

Radiator. Staircase rising to first floor. Built-in shelved airing cupboard housing tank. Digital central heating thermostat. Additional cupboard housing the gas boiler for hot water and central heating system. Door through to:

Cloakroom

Low flush suite. Inset wash-hand basin with mixer taps and cupboard space below set within worktop. Additional shelved storage cupboard. Extractor fan. Heated towel rail.

Lounge – 5.36m x 5.05m (17'7" x 16'7")

Two radiators. TV point. Coving to ceiling. Inset spotlights. uPVC double glazed sliding patio doors leading onto the balcony enjoying views over the village and countryside beyond.

Kitchen/Dining Room – 5.18m x 3.33m (17'0" x 10'11")

1½ bowl inset sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Built-in 4 ring electric hob with extractor hood above. Built-in electric oven. Space for fridge/freezer. Integrated dishwasher. Partly tiled walls. uPVC double glazed window overlooking the rear garden and the field behind. Inset spotlights. Single panelled radiator. Additional cupboards with ornamental shelved recesses over with inset lighting. uPVC double glazed sliding patio doors to the rear garden overlooking the rear garden and the field behind.

Utility Room – 2.28m x 1.35m (7'5" x 4'5")

Inset stainless steel single drainer sink unit with cupboard space below. Plumbing for washing machine. Radiator. Laminate flooring. uPVC double glazed window. Wall unit. Partly tiled walls. Extractor fan.

Bedroom 5/Study – 3.30m x 2.72m (10'0" x 8'11")

Radiator. uPVC double glazed window looking over the rear garden and enjoying views over the field behind. Spotlight points.

First Floor Landing

Cabinet housing radiator. Built-in shelved cupboard. Skylight. Decorative double glazed window. Hatch to the roof space.

Bedroom 1 – 3.33m x 2.84m (10'11" x 9'4")

Radiator. Shelved wardrobe. uPVC double glazed window overlooking the rear garden and enjoying views over the field to the rear. Door to:

En-Suite

Tiled shower cubicle with fitted shower. Low level w/c. Pedestal wash-hand basin with tiled splashback. Heated towel rail. Extractor fan. Spotlight points.

Bedroom 2 – 3.58m x 3.48m (11'9" x 11'5")

Radiator. uPVC double glazed double doors overlooking the rear garden and again enjoying views over the field. Eaves storage. Telephone point. Walk-in shelved wardrobe housing radiator. Subject to Regulations, an en-suite could be constructed.

Bedroom 3 – 3.35m x 2.90m (11'0" x 9'6")

Radiator. uPVC double glazed window overlooking the front and enjoying views over the village over towards the Church, the village and countryside beyond. Laminate flooring. Inset spotlights.

Bedroom 4 – 2.82m x 2.62m (9'3" x 8'7")

Radiator. Obscure uPVC double glazed window. uPVC double glazed double doors onto a balcony enjoying similar views to that of bedroom 3.

Bathroom

4 piece suite. Panelled bath with shower mixer tap attachment. Tiled shower cubicle with fitted shower. Low level w/c. Pedestal wash-hand basin with tiled splashback. Shaver point. Inset spotlights. Heated towel rail. Obscure uPVC double glazed window.

Outside

To the front of the property, there is a garden laid to lawn with a raised area stocked with fruit tree and borders having bushes, plants and shrubs. There is also an area laid to decking, which leads from the lounge, and a further area stocked with bushes and plants. There is also an under house storage area from the decking and a side entrance to the rear, where there is again a decked area onto an area laid to gravel and a raised garden predominately laid to lawn with borders having bushes and flowers and a corner patio area backing onto an open field. Garage plus off road parking.

Agent's Note

Council Tax Band: 'E' £3136.32 for 2026/27

EPC Rating: 'C'

Long Term Flood Risk: Very Low





Total floor area: 137.1 sq.m. (1,478 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	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.

S712 Ravensworth 0191 917 9331