



**SAMPLE
MILLS**

**Slade Lane
Abbotskerswell
Devon**

£350,000

FREEHOLD





Slade Lane, Abbotskerswell, Devon

£350,000 Freehold

A Grade II Listed Thatched Detached Cottage having a great deal of charm and character in the heart of the picturesque village of Abbotskerswell with its shops, primary school, pub and Church together with gaining easy access to Totnes and Newton Abbot with its further range of facilities and amenities.

The internal accommodation comprises entrance hall, downstairs cloakroom, large lounge/diner with inglenook stone fireplace on stone hearth, good size kitchen, 3 double bedrooms, 2 en suite, and family bathroom. From the landing a staircase rises to the upper attic room which could be used as a further bedroom or office space.

Further features include exposed beams throughout, gas central heating, mature private gardens and off road parking.

Viewing is highly recommended.



Part glazed door opening through to:

Entrance Hall

Double panelled radiator. Wooden flooring. Wall light points. Exposed feature beams. Door through to:

Cloakroom and WC

Low flush suite. Inset wash-hand basin. Plumbing for automatic washing machine. Wall hung boiler for hot water and central heating system. Radiator. Window to rear aspect. Wooden flooring. Additional window. Coat rail.

Lounge/Dining Room – (Lounge 19'0" x 14'0" – Diner 15'2" x 10'7")

Inglenook style stone fireplace on stone hearth with exposed beam over. TV point. Radiators x 4. Beamed ceilings. Windows to 3 aspects overlooking the front and side, all with window seats. Exposed stone walls. Glazed door to rear garden. Two staircases rise to the first floor. Further fireplace with exposed beam over, and bread oven on stone hearth. Further TV point. Part glazed door providing access back to the front. Shelved recess.

Kitchen – 16'0" x 8'9"

Inset stainless steel 1½ bowl sink unit with mixer tap. Range of fitted matching wall and base units. Worktop surface areas. Gas cooker point. Recess for fridge/freezer. Feature beams. Double panelled radiator. Further built-in shelved cupboards. Wooden flooring. Partly tiled walls. Spot light points. Window to rear aspect. Shelved recess. Part glazed stable styled door providing access to the rear garden.

From the dining area, staircase provides access up to the first floor landing

Staircase rising to the attic room.

Master Bedroom – 13'7" x 12'8"

Double panelled radiator. Window to rear aspect. Exposed beams. Built-in wardrobes. Door to:

En Suite

Shower cubicle with fitted shower. Inset wash-hand basin with tiled splash back. Low level WC. Single panelled radiator. Window to rear. Built-in shelved cupboard. Exposed beams.

Bedroom 2 – 16'3" x 13'2"

Built-in wardrobes. Radiators x 2. Window to front aspect. Exposed beams.

Bathroom and WC

Panelled bath with fitted shower mixer tap attachment. Inset wash-hand basin with cupboard space below. Tiled splash back. Low level WC. Built-in storage cupboard. Window to front. Double panelled radiator. Exposed beams.

From the landing staircase rises to the upper attic room

Eaves storage. Window to front. Hatch to roof space. Single panelled radiator. Telephone point. TV point. Exposed beams. Built-in storage.

From the living area, a further staircase provides access up to:

Guest Room – 14'3" x 13'1"

Exposed beams. Window to front. Single panelled radiator. Wall light points x 2. Door to:

En Suite

Shower cubicle with fitted shower. Pedestal wash-hand basin. Low level WC. Heated towel rail.

OUTSIDE

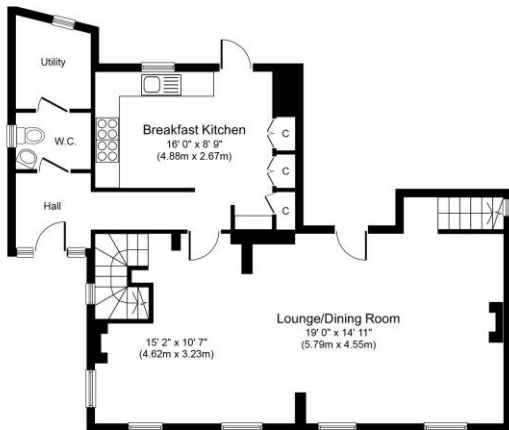
To the front of the property, is a garden stocked with various plants, shrubs and bushes, with a pathway approach. There is side access providing access to the rear where there is a garden, arranged over 2 levels laid to lawn with mature bushes and plants offering a great deal of privacy and security, again stocked with a host of mature trees, flowering bushes, plants and shrubs. All well laid out. In addition there is also outside lighting and off road parking.

AGENTS NOTE

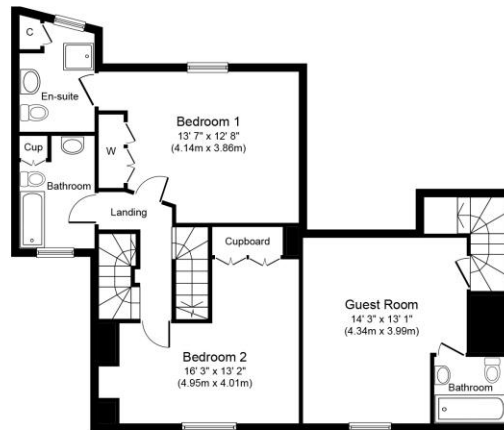
Council Tax Band: G - £3276.65 for the year 2020/21

EPC Rating: 'D'

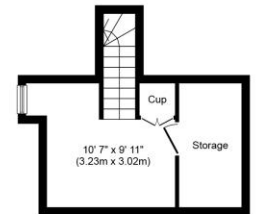




Ground Floor
Approximate Floor Area
840 sq. ft.
(78.0 sq. m.)



First Floor
Approximate Floor Area
829 sq. ft.
(77.0 sq. m.)



Second Floor
Approximate Floor Area
172 sq. ft.
(16.0 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 or tenant. 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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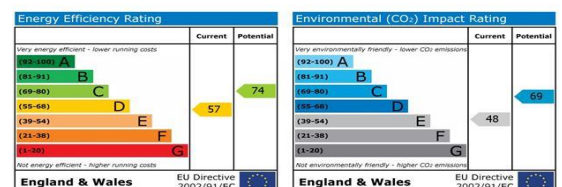


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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.