



Abbotskerswell

- Impressive Detached Bungalow
- 3 Double Bedrooms (master en suite)
- Contemporary Kitchen / Dining Room
- Stylish Bathroom With Separate Shower
- Integral Double Garage & Long Driveway
- Secluded Rear Garden
- Cul-De-Sac Location
- Sought After Village

Asking Price:
£385,000
 Freehold
 EPC: C69

40 Grange Road, Abbotskerswell, Newton Abbot, TQ12 5PJ

A stunning detached bungalow presented in nothing less than show home order throughout and located in this picturesque and well-served village.

Refurbished and remodelled over recent years the bungalow is set back from the road with a long private driveway providing parking and leading to an integral double garage with remote electric door.

The rear garden is a particular feature as it is completely enclosed, most secluded and landscaped with ease of maintenance in mind. Abbotskerswell is a popular and delightful village with a thriving community; Amenities include a primary school, store, café, church and a popular restaurant / inn, there are various activity groups, sports clubs and parish amenities. A timetabled bus service operates the nearby market town of Newton Abbot which offers a wide range of shopping, business and leisure facilities, a mainline railway station and A380 dual carriageway to Exeter and the M5 beyond.

The Accommodation

The living accommodation flows well and is presented in excellent order. The double aspect lounge is bright and airy and there is an impressive open plan kitchen / diner with sleek contemporary high gloss units. There are three double bedrooms, the particularly roomy master bedroom is fitted with wardrobes and has an en suite shower room / w.c. There is also an impressive stylish bathroom with a separate shower.

Ground Floor

Entrance Hallway

Lounge 16' 3" (4.95m) x 15' 7" (4.75m)

Dining Area 16' 3" (4.95m) x 10' 7" (3.23m)

Kitchen Area 12' 11" (3.94m) x 12' 10" (3.91m)

Inner Hallway

Master Bedroom 14' 1" (4.29m) x 12' 11" (3.94m)

En Suite Shower Room

Bedroom 2 14' 1" (4.29m) x 10' 6" (3.2m)

Bedroom 3 11' 2" (3.4m) x 8' 3" (2.51m)

Bathroom

Gardens

The front garden is laid to lawn which is interspersed with palm trees and various shrubs. The rear enclosed rear garden has been designed with a consideration for providing areas to relax in and ease of maintenance. There is a decked patio seating and dining area and gravel beds for displaying potted plants.

Parking

Long driveway providing ample off road parking and access to the double garage with remote electric door.

FLOOR PLANS

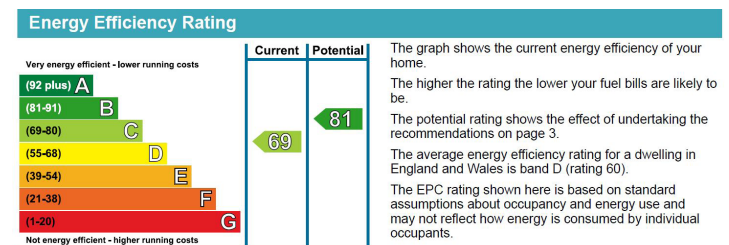
For Illustrative Purposes Only



TOTAL APPROX. FLOOR AREA 1555 SQ.FT. (144.5 SQ.M.)

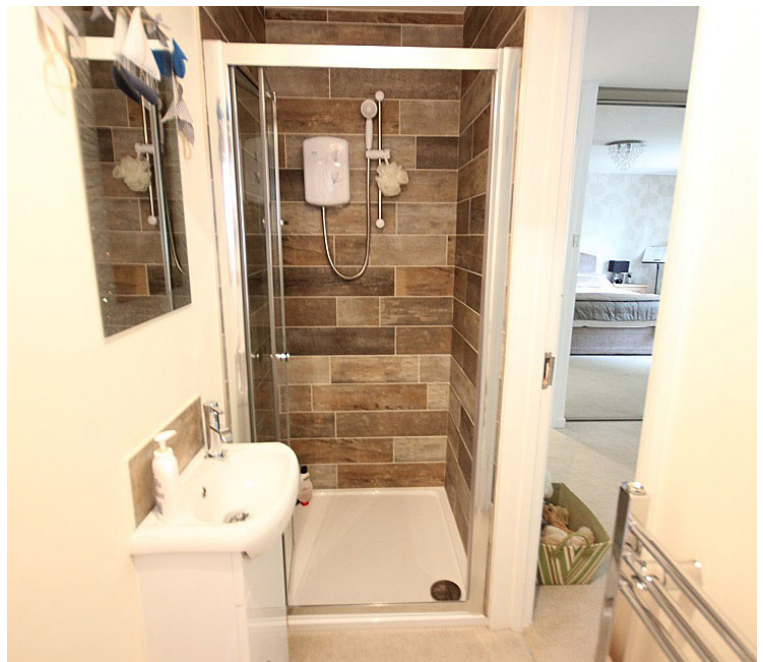
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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ENERGY PERFORMANCE RATING



Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m





Agents Notes

Tenure

Freehold

Services

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

Local Authority

Teignbridge District Council

Council Tax

Currently Band E

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 ahead up the hill. Take the first main turning left into Abbotskerswell. Follow the road down the hill for approx ¼ mile. Turn right up the hill and then right into Wilton Way. Take the second left into Grange Road.