



Abbotskerswell

- Superb Detached House
- 4 Bedrooms
- 2 Separate Reception Rooms
- 2 Bathrooms
- Lovely Corner Plot with Attractive Gardens
- Garage & Driveway
- Double Glazed Windows & Gas Central Heating
- Viewings A Must

Asking Price:
£395,000
 Freehold
 EPC: C70

34 Odlehill Grove, Abbotskerswell, TQ12 5NJ - Draft

A superb detached house occupying a corner plot in the highly-regarded and well-served village of Abbotskerswell. Smartly presented, the property has an attached garage and driveway providing off road parking. The gardens are a real feature, being privately enclosed and well-established, stretching around from the rear and to one side, with neatly-tended lawns, inset planting, large brick pavia terrace and a vegetable plot providing a touch of the good life.

Abbotskerswell is a pretty Devon village with an active and vibrant social scene with several clubs and associations. Village amenities include a popular inn/restaurant, primary school, church and village store. Around a mile and a half away is the market town of Newton Abbot, itself offering an extensive range of shops and amenities.

The Accommodation

Offering a degree of versatility, the accommodation is presented over 2 floors. The front door opens through an enclosed porch into the reception hallway with a 180° turning staircase to the first floor with cupboard below, and large feature window on a half-landing, flooding the hall with natural light. A good-sized lounge has a wood burner, a large virtually floor-to-ceiling window and sliding patio door overlooking and opening to the rear garden. A kitchen with tiled floor and larder cupboard is fitted with a range of sleek, high-gloss cabinets and an integrated oven, hob and hood. From the kitchen, a door provides access to the attached garage at the rear of which is useful utility room with a door to the garden. Also on the ground floor is a double bedroom and a fully-tiled bathroom with smart modern 4 piece white suite including a separate shower cabinet.

On the first floor are 3 further bedrooms, the master with a feature arched window and fitted wardrobes and a further fully tiled bathroom with modern white suite.

Ground Floor

Entrance Porch

Entrance Hallway

Lounge	17' 5" (5.31m) x 14' 9" (4.5m)(max)
Dining Room	12' 2" (3.72m) x 11' 4" (3.45m)
Kitchen	11' 2" (3.4m) x 10' 3" (3.13m)
Bedroom 4	9' 6" (2.9m) x 8' 10" (2.7m)
Bathroom	
Utility	8' 11" (2.73m) x 7' 6" (2.28m)
Garage	16' 3" (4.96m) x 8' 11" (2.73m)

First Floor

Landing

Bedroom 1	12' 3" (3.73m) x 11' 4" (3.46m)
Bedroom 2	11' 4" (3.45m) x 8' 8" (2.63m)
Bedroom 3	10' 8" (3.25m) x 6' 0" (1.83m)
Bathroom	

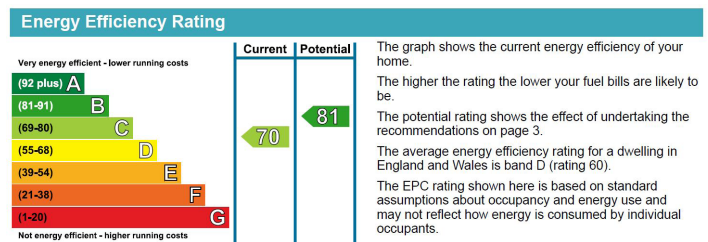
Outside

Lovely corner plot which is privately enclosed with extensive planting, veg plot, lawn and large brick pavia terrace.

Parking

Attached garage and driveway for several vehicles.

ENERGY PERFORMANCE RATING

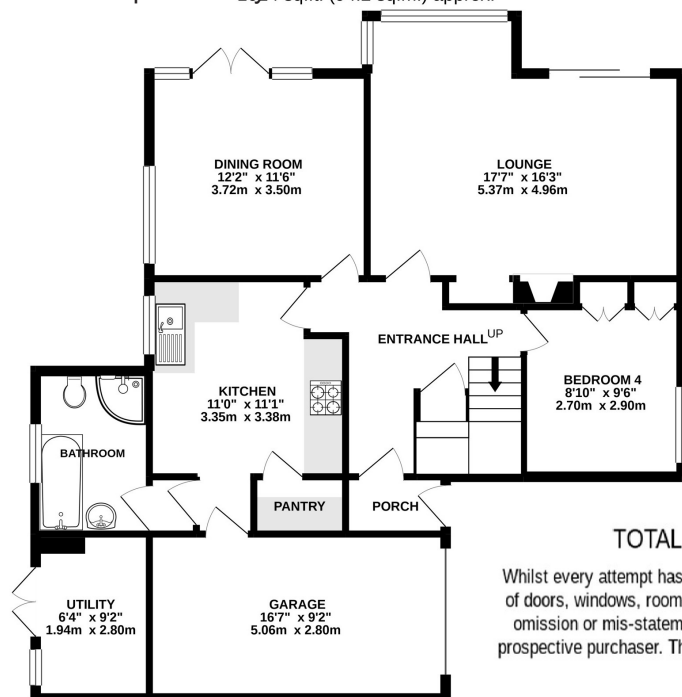


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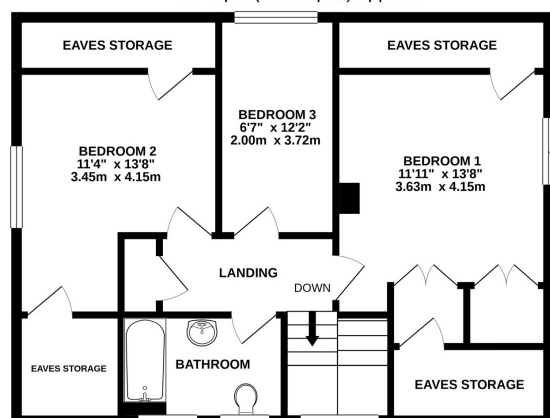


FLOOR PLANS

For Illustrative Purposes Only. GROUND FLOOR
1114 sq.ft. (94.2 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 1683 sq.ft. (156.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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 towards Totnes. After passing Denbury Diesels, take the next left signposted for the Court Farm Inn. Follow the road and Odlehill Grove is the first turning on the left. The house is located on the right.