Abbotskerswell

- Period End Terraced House
- 2 Bedrooms
- Lounge & Sun Room
- Modern Fitted Kitchen/Diner & Utility
- Contemporary Bathroom & G/Floor W.C
- Gas Central Heating & Mainly Double Glazed
- Enclosed Rear Garden
- No Upward Chain

Asking Price:

£235,000

Freehold

EPC RATING: E49

Willow Close, 3 Grange View, Abbotskerswell, TQ12 5PB

A period bay fronted end terraced house set in the heart of a picturesque village. The property is well-presented with modern fitments and décor that complement the style of the house. The spacious 2 bedroom accommodation benefits from gas central heating and is double glazed with the exception of the sun room. The level enclosed rear garden enjoys open views across the village and is mainly laid to lawn.

Abbotskerswell is a picturesque village with a thriving community. There is a primary school, church, café, public house / restaurant and a range of local clubs and activities for all ages. A timetabled bus service operates to the neighbouring market town of Newton Abbot which offers a wider range of shopping, business and leisure facilities, primary and secondary schools, hospital and transport links including a mainline railway station and A380 dual carriageway linking Torbay with Exeter (M5 beyond).

Accommodation

The entrance hallway leads to the lounge with bay window to the front aspect, strip timber floor boards and exposed fireplace. The Kitchen / Diner is fitted with a comprehensive range of modern units and leads to a sun room which overlooks the rear garden. Also to the rear is a utility and ground floor w.c. A staircase rises from the hallway to the first floor where there are two bedrooms, the master with a view across the village towards the church. Also on the first floor is a spacious bathroom with contemporary white suite and complementary tiling.

Ground Floor

Entrance Hallway	
Lounge	13' 1" (4m) x 11' 2" (3.4m)
Kitchen / Diner	14' 9" (4.5m) x 9' 2" (2.8m)
Sun Room	8' 10" (2.7m) x 8' 6" (2.6m)
Utility	10' 10" (3.3m) x 6' 11" (2.1m)
W.C	

First Floor

Landing	
Bedroom 1	14' 1" (4.3m) x 12' 2" (3.7m)
Bedroom 2	11' 10" (3.6m) x 7' 10" (2.4m)
Bathroom	8' 10" (2.7m) x 8' 6" (2.6m)

Outside

The level rear garden is mainly laid to lawn and is enclosed by a stone wall to one side and timber fencing to the other.

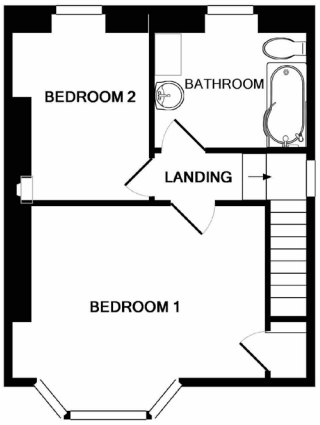
Agents Notes

Council Tax Band: Currently Band C

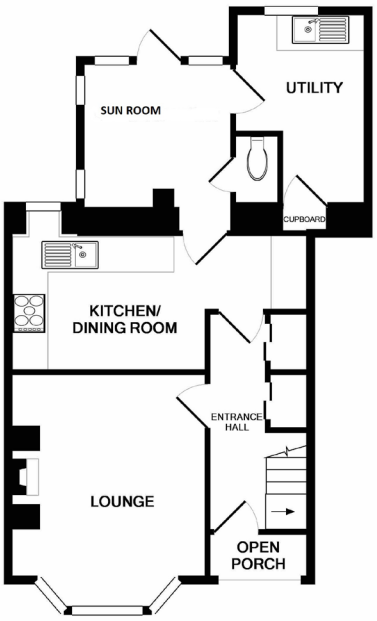
Directions

From Newton Abbot take the A381 Totnes Road to Abbotskerswell. Turn left into the village (Odle Hill). Follow the road down into the village passing Mallands Care Home on the left and then the primary school on the left. At the Café roundabout continue straight ahead into Slade Lane. The property can be found approximately 200 yards down the road on the left hand side.

Floor Plans - For Illustrative Purposes Only



1ST FLOOR
APPROX. FLOOR
AREA 337 SQ.FT.
(31.3 SQ.M.)



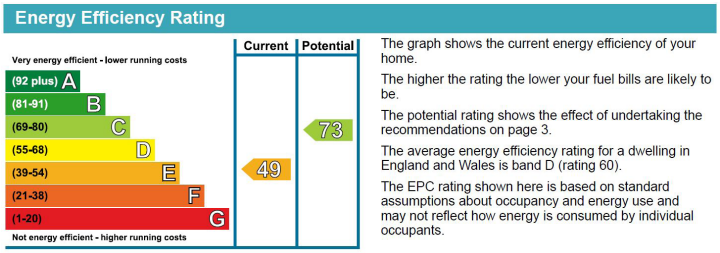
GROUND FLOOR
APPROX. FLOOR
AREA 497 SQ.FT.
(46.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 834 SQ.FT. (77.5 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
Made with Metropix ©2019

Energy Performance Certificate

Full report available on request



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 ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent.

www.cacia.co.uk
coast&country
THE AWARD WINNING
ESTATE AGENTS
Relocation agent network
The Property Ombudsman
Tel: 01626 366966 Email: sales@cacia.co.uk www.cacia.co.uk
78 Queen Street, Newton Abbot, Devon, TQ12 2ER