

**SAMPLE
MILLS**



**Manor Close,
Abbotskerswell,
Newton Abbot
Devon**

£315,000
FREEHOLD





Manor Close, Abbotskerswell, Newton Abbot, Devon

£315,000 freehold

A 5 bedroom Detached Dormer Bungalow situated in a cul-de-sac position in the sought after village of Abbotskerswell, set close to all local amenities.

The accommodation internally comprises entrance hall, a large lounge, a generous size kitchen/breakfast room, 3 ground floor bedrooms and a shower room. On the first floor there are 2 further bedrooms and a further shower room.

The property benefits from off road parking for several vehicles, 2 driveways and a rear garden with 2 summerhouses. Further features include gas central heating and uPVC double glazing.

For those looking for a spacious family property in a vibrant village location, take a look around Abbotskerswell, you will find local shops, village hall, church, primary school, public house and a tennis court.

The property is being sold with vacant possession.



uPVC double glazed front door to:

Entrance Hall

Coat hooks. Box housing the electric meter. Door off to:

Lounge – 17'9" x 14'3" (5.41m x 4.34m)

'L' shaped with feature coal effect fire. Double glazed windows front and rear. Two double panelled radiators. Staircase to first floor landing.

Kitchen/Breakfast Room – 16'2" x 13'7" (4.93m x 4.14m)

Fitted base units. Rolled edge worktop surface areas. Built-in single oven. Four ring hob. Range of wall mounted cupboards. Part tiled walls. Dual aspect double glazed windows looking over the front. Fitted breakfast bar. Space for table. Double glazed window. Door providing access to the rear. Space for fridge/freezer.

Bedroom 3 – 12'3" x 11'0" (3.73m x 3.35m)

Double glazed windows to rear. Radiator.

Bedroom 4 – 11'3" x 7'10" (3.43m x 2.39m)

Double glazed window to rear. Radiator.

Bedroom 5 – 8'0" x 7'3" (2.44m x 2.21m)

Radiator. Double glazed window.

Shower Room

Double glazed window. Shower cubicle. Low level WC. Wash-hand basin. Radiator.

Staircase rising to First Floor Landing

Master Bedroom – 18'4" x 12'7" (5.59m x 3.84m)

Double glazed window to the front. Velux window. Eaves storage either side. Built-in wardrobes one end.

Bedroom 2 – 14'1" x 12'8" (4.29m x 3.86m)

Built-in wardrobes to the side and one end wall. Double glazed window looking over the front with Velux window.

Shower Room

Shower cubicle. Low level WC. Wash-hand basin. Radiator. Obscure glazed window.

OUTSIDE

To the front of the property, there are two driveways providing ample off road parking for several vehicles. There is a walled area with lawn, steps and path leading to the front of the property.

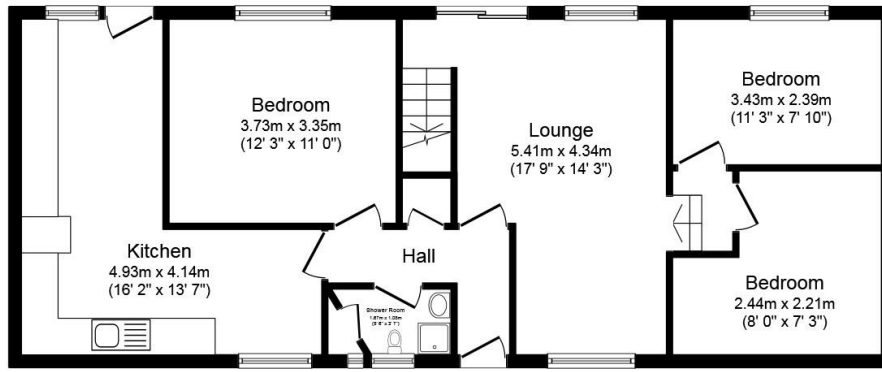
The rear garden is of a generous size and comprises a paved patio area, path on either side of the property leading to the front, a slightly elevated lawn with two large summerhouses, both with light, power and heating, and a timber decked area to the front.

AGENTS NOTE

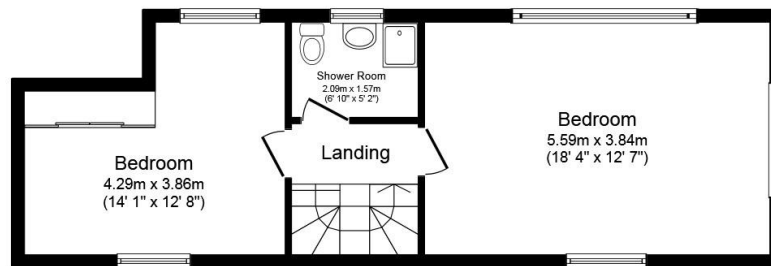
Council Tax Band: D - £1895.31 per annum

EPC Rating 'D'





Ground Floor



First Floor

Total floor area 122.0 sq. m. (1,313 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

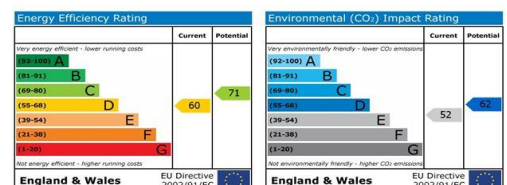


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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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