



Abbotskerswell

2x  1x 

ENERGY
RATING
D65

- Video Walk-through Available
- Mature Detached Bungalow
- 2 Bedrooms (Previously 3 Bedrooms)
- Lounge, Kitchen & Shower Room
- Front & Rear Gardens
- Long Driveway
- Workshop
- Cul-de-sac Position
- Sought-After Village Location

Guide Price:
£315,000
FREEHOLD

22 Forde Close, Abbotskerswell, Newton Abbot, TQ12 5NN -Draft



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In the same ownership for around 30 years is this mature detached bungalow with potential. Situated in a private cul-de-sac, the property occupies an enclosed plot with a particularly secluded rear garden with lawned and patio areas a summer house and various sheds and stores. To one side is a smart brick paved driveway providing plenty of parking which leads down to the large former garage which now provides a superb workshop / hobbies room.

Forde Close is located within the highly regarded and picturesque village of Abbotskerswell with its long-established local inn, primary school and coffee shop. Around 1.5 miles from the well served market town of Newton Abbot, the village supports a vibrant and active lifestyle opportunity with many clubs and societies.

The Accommodation:

Stepping inside the accommodation is light and airy with main hallway with double cloaks cupboard accessed through a good size enclosed porch. Overlooking the front through a picture window is the living room whilst at the rear is the kitchen with back door and double larder cupboard. There are two double bedrooms but used to be three; two rooms now knocked into one larger room with two windows and two doors making it fairly simple to revert to a three-bedroom layout again if desired. Completing the picture is a modern shower room with white suite including a glazed shower cabinet WC and basin.

Outside:

Enclosed front and rear gardens the rear particularly secluded with summer house various sheds and stores and the large former garage now used as a workshop / hobbies room.

Parking:

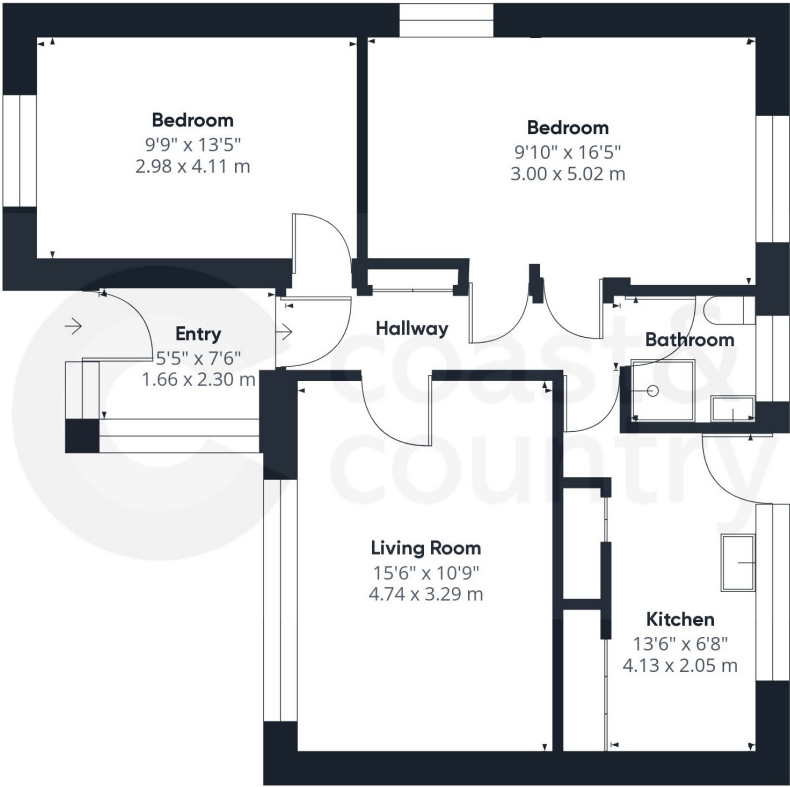
Brick paved driveway for multiple cars at the side of the property.

Directions:

From Newton Abbot take the A381 Totnes Road. After the roundabout at Ogwell proceed up the hill and take the left hand turn for Abbotskerswell (Odle Hill) Follow road into village and Forde Close will be found on left hand side.



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Approximate total area

958.96 ft²
89.09 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

This property is on a private road and there may be a liability for contributions towards maintenance.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.