



Abbotskerswell

2x  1x 

ENERGY
RATING
C74

- Virtual Tour Available
- Mid-Terraced House
- 2 Bedrooms
- Private Rear Garden

- Garage in a Block
- Gas Central Heating
- Ideal First Home
- Central Village Location

Guide Price:
£285,000
FREEHOLD

4 Laburnum Court, Abbotskerswell, Newton Abbot, TQ12 5YG

A mid-terraced house situated within a small select mews-style development within this highly sought-after village location. Offering spacious accommodation, the property offers two double bedrooms, lounge, kitchen/dining room and a shower room. Gas central heating and double glazing are installed and outside there is an easy to maintain rear garden and communal lawn. The property also boasts a garage. Internal viewings come highly recommended to appreciate the beautiful village location and accommodation on offer.

Laburnum Court is situated in the sought after village of Abbotskerswell which has an unspoiled village atmosphere with an inn, a cafe/delicatessen, church and a well-regarded primary school. The towns of Newton Abbot and Totnes are within easy reach. Newton Abbot and Totnes have many amenities including various shops, superstores, hospitals, Primary and Secondary schools, leisure centres, and rail stations on the London Paddington - Plymouth main lines. There is good dual carriageway access from Newton Abbot on the A380 or A38 to Plymouth, Exeter, Exeter Airport, and the motorway network beyond.

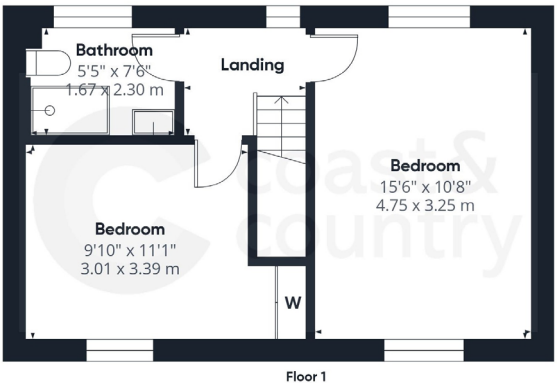
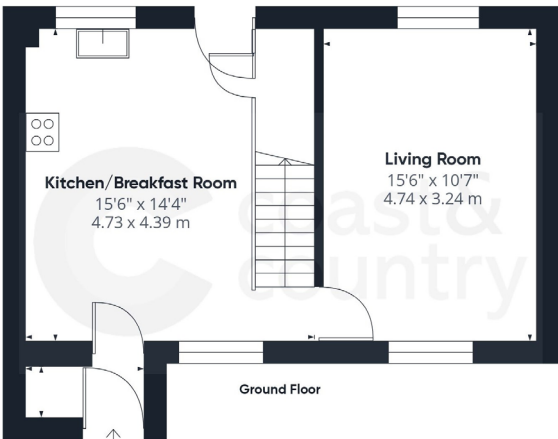
Accommodation: A UPVC part leaded obscure double glazed entrance door and entrance porch with multi glazed door to the kitchen/dining room which is a spacious dual aspect room with windows overlooking the lawned area to front and rear garden. The kitchen is fitted with a range of wall and base units with granite work surfaces, tiled splashback, inset sink unit, built-in double oven and hob, space for appliances, door to outside and storage cupboard housing wall mounted gas boiler. A multi glazed door to lounge which is also dual aspect with windows to front and rear.

On the first-floor landing there is a window and access to the loft. Bedroom one is dual-aspect and bedroom two has two windows to front and a built-in wardrobe. The shower room comprises a corner shower cubicle, low-level WC, vanity wash basin, tiled walls and a window.

Outside: Outside to the front there is a communal level lawn and path to front door with crazy paved seating area. The rear garden is enclosed and predominantly paved for ease of maintenance.

Directions:

From Newton Abbot take the A381 Totnes Road. At the Ogwell roundabout take the second exit straight ahead towards Totnes. Continue along the A381 and then turn left into Abbotskerswell. Continue along the road into the village and at the mini roundabout turn right and Laburnum Court can be found on the right hand side.



Approximate total area
770.7 ft²
71.6 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:

Tenure: Freehold
Council Tax: Currently Band C
Mains water. Mains drainage. Mains gas. Mains electricity.
Maintenance of the communal lawn is split between residents.
The sale of this property is subject to a grant of probate.
Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	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 ± 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.