



Abbotskerswell

2x  1x 

ENERGY
RATING
D68

- Video Walk-through Available
- Barn Conversion
- 2 Bedrooms
- Living Room and Conservatory
- Lawned Front Garden

- Kitchen/Breakfast Room and Shower Room
- Long, South-Facing Rear Garden
- Single Garage and Parking
- Sought-After Village

Guide Price:
£300,000
FREEHOLD

17 Manor Gardens, Abbotskerswell, Newton Abbot, TQ12 5RB



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A delightful barn conversion situated in the heart of the picturesque village of Abbotskerswell. Forming part of a select development of six individual homes, the property has a surprisingly long south-facing garden at the rear, which is designed with ease of maintenance in mind with much use of chippings, established planting and paved areas. Parking is provided by way of a good-sized single garage with an additional space in front, and a further space opposite the garage which is located in a nearby block.

The village of Abbotskerswell supports an active social scene with several clubs and societies and a local monthly magazine. The popular local inn is within a few moments stroll, and the local café even closer. A timetabled bus route from the village provides access into the well-served market town of Newton Abbot around two miles away.

The Accommodation:

Stepping inside, the accommodation flows well and has a certain character teamed with modern benefits. An entrance hall leads through a door into the living room with decorative stone fireplace surround and has the stairs to the first floor. A small window overlooks the front and, at the rear, doors open to a lovely conservatory which leads onto the rear garden. Also off the lounge is the kitchen/breakfast room, which is double-aspect and fitted with a selection of oak effect cabinets in a U shape with eye level double oven, inset hob and integrated fridge. There is also space for a small table and chairs.

On the first floor are two double bedrooms, both enjoying lovely views over much of the village and beyond, and an updated shower room has a WC and basin.

Parking:

Good size single garage in a nearby block with mezzanine storage. Additional spaces in front and also opposite the garage.

Gardens:

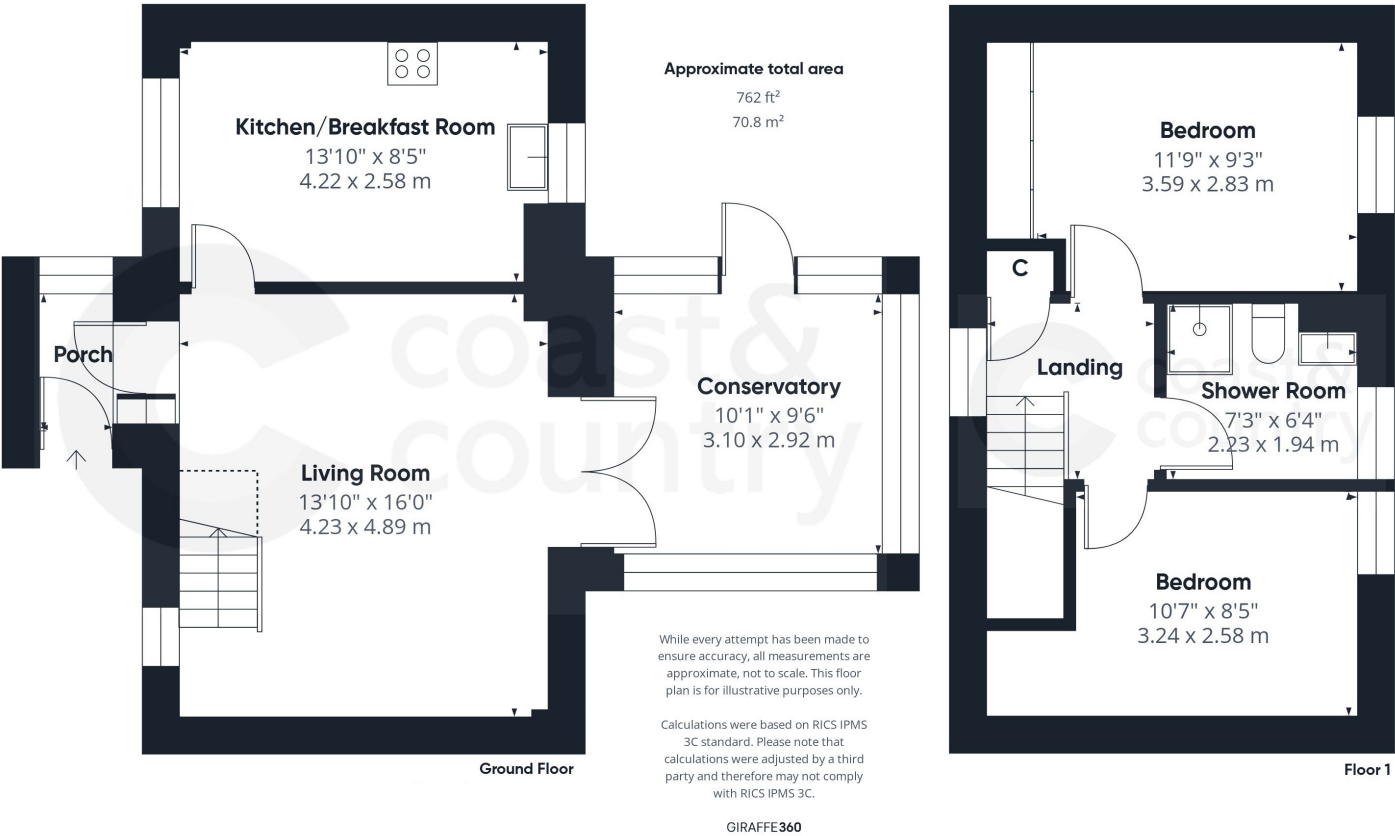
Lovely lawned front garden. Long, privately enclosed rear garden which is south-facing and full of charm. Designed with ease of maintenance in mind with much use of chippings and inset mature planting. Garden shed. Rear access gate.

Directions:

From Newton Abbot take the A381 towards Totnes. Take the first turning for Abbotskerswell on the left and follow the road down into the village. At the roundabout take the first exit and Manor Gardens can be found off to the left.



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Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

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