



Abbotskerswell

3x  2x 

ENERGY
RATING
E53

- Video Walk-through Available
- Semi-Detached Character Cottage
- Grade II Listed
- 3 Bedrooms (2 en-suite)
- Lounge, Snug and Kitchen/Diner

- Conservatory and Gardens
- Utility & Store/Home Office
- Ample Driveway Parking
- Village Location
- Single Garage with Utliy/Store/Home Office

Guide Price:
£385,000
FREEHOLD

1 Model Cottages, Abbotskerswell, Newton Abbot, TQ12 5NT



1000s of homes sold in Teignbridge

78 Queen Street, Newton
Abbot, Devon, TQ12 2ER

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Affording any new owner a rare opportunity, not having been on the market for nearly a century, we are pleased to have instructions to market this charming Grade II listed character cottage situated in the heart of this highly sought-after village. The deceptively spacious accommodation comprises three bedrooms, two of which are en-suite, a lounge with snug area, conservatory, modern kitchen/dining room, and cloakroom/WC. Gas central heating is installed and outside there is a paved area and driveway leading to a large detached single garage with two additional rooms behind making an ideal utility and home office or storage. Subject to all necessary planning and consents, the garage building could offer much potential to provide separate accommodation, a studio or office.

Picturesque Abbotskerswell is a popular village with a thriving community. In addition to the primary school, church and popular inn/restaurant there are various activity groups, sports clubs and parish amenities. A timetabled bus service operates to the nearby market town of Newton Abbot offers a wide range of shopping, business and leisure facilities, a mainline railway station and A380 dual carriageway access to Exeter and the M5 beyond.

The Accommodation:

An open canopy porch with hardwood part decorative glazed entrance door leads to the entrance hall with storage cupboard and cloakroom/WC with low-level WC, wash basin, part tiled walls and obscure glazed window. The lounge has a secondary window to front and feature fireplace with inset gas living flame coal effect fire and alcove to either side, archway to snug with window to side. There is an inner hallway which has stairs to the first floor with cupboard under and further storage area with gas boiler and opens to the kitchen/dining room. The kitchen is fitted with a modern range of high gloss wall and base units with rolled edge work surfaces with tiled splashback, inset single drainer sink unit, built-in oven, hob, fridge and freezer with spaces for washing machine and tumble dryer, window and door to outside. From the dining area, aluminium framed double-glazed doors lead to a conservatory which has tiled floor and UPVC double glazed windows and sliding doors to outside.

Upstairs on the first floor the landing has a feature window, access to a loft, and a storage cupboard with hot water cylinder. Bedroom one has two windows to rear and an en-suite shower room with shower area and seat, low-level WC with concealed

cistern, wash basin, heated towel rail, tiled walls and flooring and Velux window. Bedroom two has a secondary double glazed window to front and an en-suite bathroom with panelled bath, low level WC, pedestal wash basin, tiled walls and flooring and window. Bedroom three has a window to side.

Gardens & Parking:

Outside to the front there is a feature stone wall with gate leading to a crazy paved patio with raised shrub borders and tiled path to front door. A gate leads to the driveway alongside with double gates and the driveway extends to the rear providing ample off-road parking, a paved patio and a detached garage with electric up and over door. A multi glazed door and passageway leads to two rooms making an ideal utility and home office or storage.

Directions:

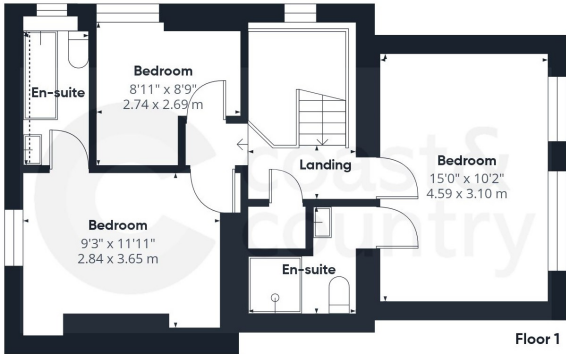
From Newton Abbot take the A381 Totnes Road. At the Oggwell roundabout continue straight ahead for approx 1/4 mile. At the brow of the hill take the second left (main turning) into Abbotskerswell. Follow the road into the village and the property can be found on the right hand side shortly after the school.



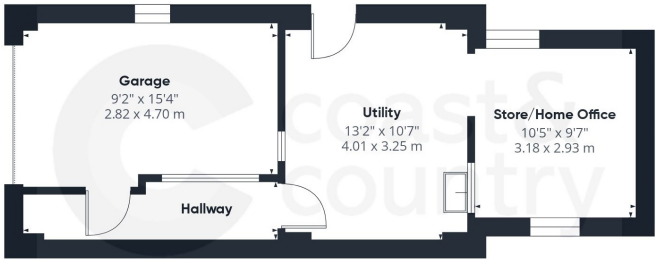
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Ground Floor



Floor 1



Approximate total area

1489 ft²
138.3 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

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

The sale of this property is subject to a grant of probate.

This property awaits first registration with land registry.

1 Model Cottages is Grade II Listed.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 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.