



Abbotskerswell

2x  1x 

ENERGY
RATING
F24

- Virtual Tour Available
- Grade II Listed
- Semi-Detached Cottage
- 2 Bedrooms

- Lounge and Conservatory
- Kitchen/Breakfast Room
- Wet Room and WC
- Enclosed Rear Garden

Guide Price:
£200,000
FREEHOLD

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

In need of modernisation, we are pleased to offer for sale this charming Grade II listed character cottage situated in the heart of this highly sought-after village. The accommodation comprises lounge, kitchen/breakfast room, conservatory, shower room and cloakroom/WC on the ground floor with two bedrooms and a cloakroom/WC upstairs. Electric heating is installed and outside there are two areas of garden. The property will appeal to buyers looking for a project within a sought-after village location.

Accommodation: A hardwood part obscure glazed entrance door leads to the entrance hall with storage cupboard and cloakroom/WC with low-level WC and wash basin. The lounge has a secondary leaded double glazed window to front, alcoves, night storage heater and a part obscure glazed door to the kitchen/breakfast room with a basic range of units and multi glazed door to the conservatory with UPVC double glazed windows, door to side and sliding patio doors to garden. There is an inner hallway with stairs to first floor, night storage heater and a shower/wet room with shower area, seat and wash basin.

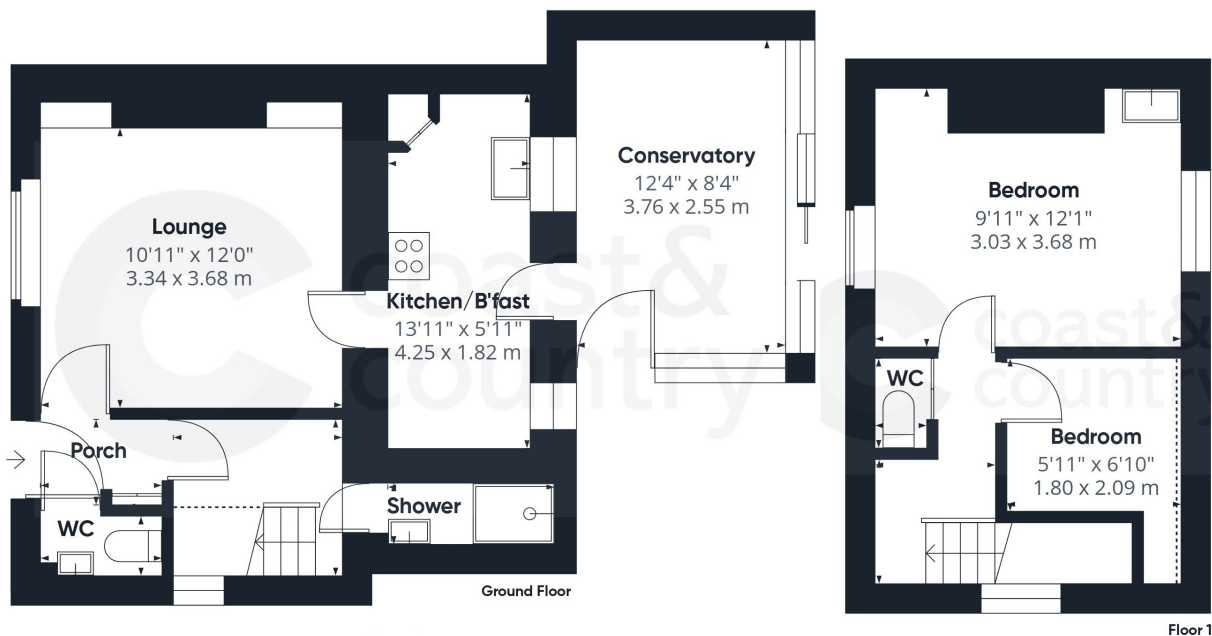
Upstairs on the first floor the landing has a night storage heater, access to loft, double glazed window to side and cloakroom with low-level WC. Bedroom one is dual aspect with secondary double glazed window to front, UPVC double glazed window to rear, night storage heater and pedestal wash basin and bedroom two has a

Velux window.

Outside: Outside to the front there is a stone wall, gate and path to front door. The south-facing rear garden is part-walled, has a paved patio with gravelled area and timber shed and gate leading to further garden area with paved patio and further store.

Parking: On street only.

Directions: From Newton Abbot take the A381 Totnes Road. At the Ogwell 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.



Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains drainage. Mains electricity. Gas to the property but not connected.

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

2 Model Cottages is Grade II listed.

There have been a number of lapsed planning permissions for extensions and a garage, plans are available on viewings.

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		
39-54	E		
21-38	F	24 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.