



## Abbotskerswell

3x  1x 

ENERGY  
RATING  
D68

- Virtual Tour Available
- Project Property
- Mid-Terraced House
- 3 Bedrooms

- L-Shaped Rear Garden
- Much Potential
- Village Location
- No Upward Chain

**Guide Price:**  
**£199,995**  
FREEHOLD



# 24 Manor Road, Abbotskerswell, Newton Abbot, TQ12 5PR

This mid terraced three-bedroom property is situated on Manor Road in the ever-popular village setting of Abbotskerswell. Thought to date from around the 1950s, the house is set up above the road with lovely views across the village, in a quiet spot. The property is in need of refurbishment and is ready for a buyer to get their teeth into.

### Accommodation:

Offering much potential to its new owner, the property briefly comprises a good-sized lounge with feature fireplace, modest kitchen with door to the rear garden, ground floor wet room-style shower room and three bedrooms (two doubles and a generous single) on the first floor.

### Outside:

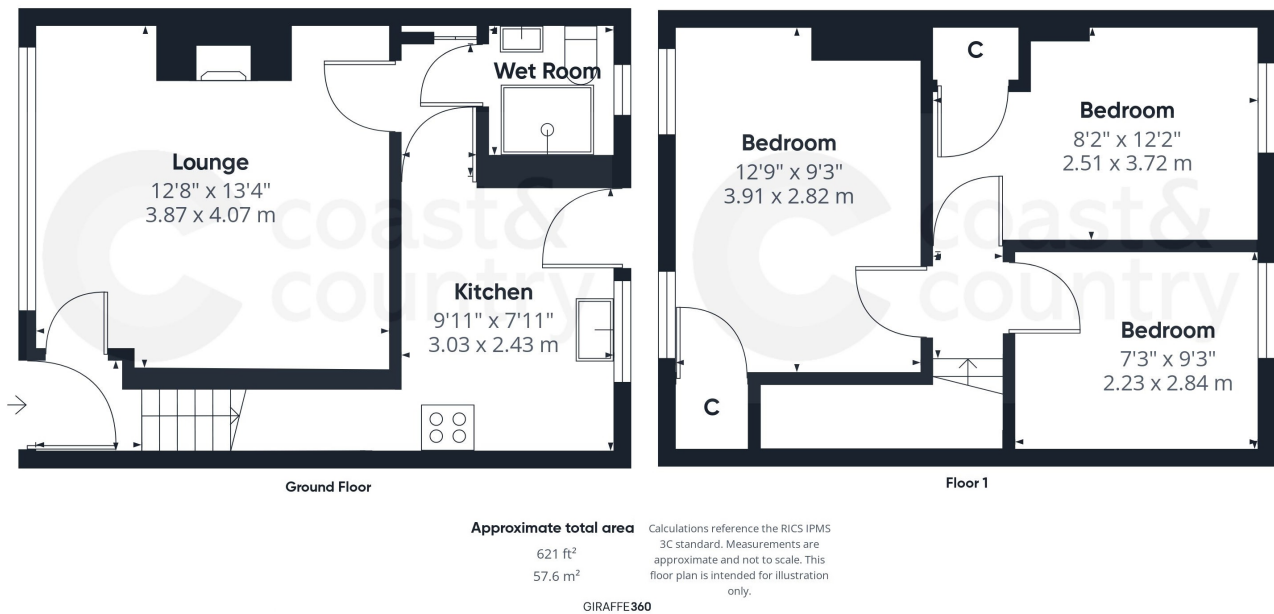
To the front the property is accessed via a communal path which splits the front of the house from the front garden, the front garden is mostly laid to lawn with mature shrubs to the borders. The rear garden has a concrete area nearest the back of the property, there is a path leading through mature shrubs to the space for a garden shed, past this space leads to a lawned area with mature trees in the rear garden, the property has a right of access across the neighbour's garden to get wheelie bins to the road and suchlike.

### Parking:

On street parking on a first come, first served basis.

### Directions:

From Newton Abbot take the A381 Totnes Road. At the Oggwell roundabout take the second exit straight ahead towards Totnes. Continue along the A381 and at the brow of the hill turn left into Abbotskerswell. Follow Manor Road down the hill into the village and the property can be found on the left hand side.



### Agents Notes:

Council Tax: Currently Band B

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		
69-80	C		76 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  $\pm$  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.