



Abbotskerswell

2x  1x 

ENERGY
RATING
D64

- Video Walk-through Available
- Link-Detached Bungalow
- 2 Double Bedrooms
- Lounge/Diner with Far-Reaching Views
- Kitchen, Bathroom and Separate WC

- Garage and Driveway Parking
- Front and Rear Gardens
- Sought-After Village
- End of cul-de-sac Position
- No Upward Chain

Guide Price:
£315,000
FREEHOLD

15 Odlehill Grove, Abbotskerswell, TQ12 5NJ



1000s of homes sold in Teignbridge

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

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A lovely link detached bungalow offering roomy well-planned accommodation. Situated in a slightly elevated position close to the end of a cul-de-sac within the pretty village of Abbotskerswell the property enjoys some far-reaching views over the surrounding area and onto to countryside from the front aspect. Linked to its neighbour by each homes garage only the bungalow has a driveway providing plenty of additional parking. At the rear the good size garden is fully enclosed and offers an excellent level of privacy.

The village of Abbotskerswell offers an active lifestyle opportunity with several clubs and societies as well as a monthly village magazine. Within a few hundred meters walk is a popular inn/restaurant and a well-attended village church.

The market town of Newton Abbot with its excellent range of shops and amenities as well as a main line railway station is just over two miles away and is accessible via a timetabled bus service from the village.

The Accommodation:

The property has clearly been loved, cherished and well maintained over the years and has an immaculate interior. A part glazed entrance porch opens to the L-shaped hallway off which are both recessed airing and broom cupboards. With two windows enjoying the views at the front is the open plan lounge/diner with decorative fireplace and arched display shelving. The kitchen has a comprehensive range of cabinets, an integrated oven and hob and a door to the driveway in front of the garage. There are two double bedrooms both overlooking the rear garden. There is a modern shower room with large shower cabinet and vanity basin, and a separate cloakroom with low level WC and wash basin.

Parking:

Attached garage with rear door into the garden and driveway in front for further vehicles.

Gardens:

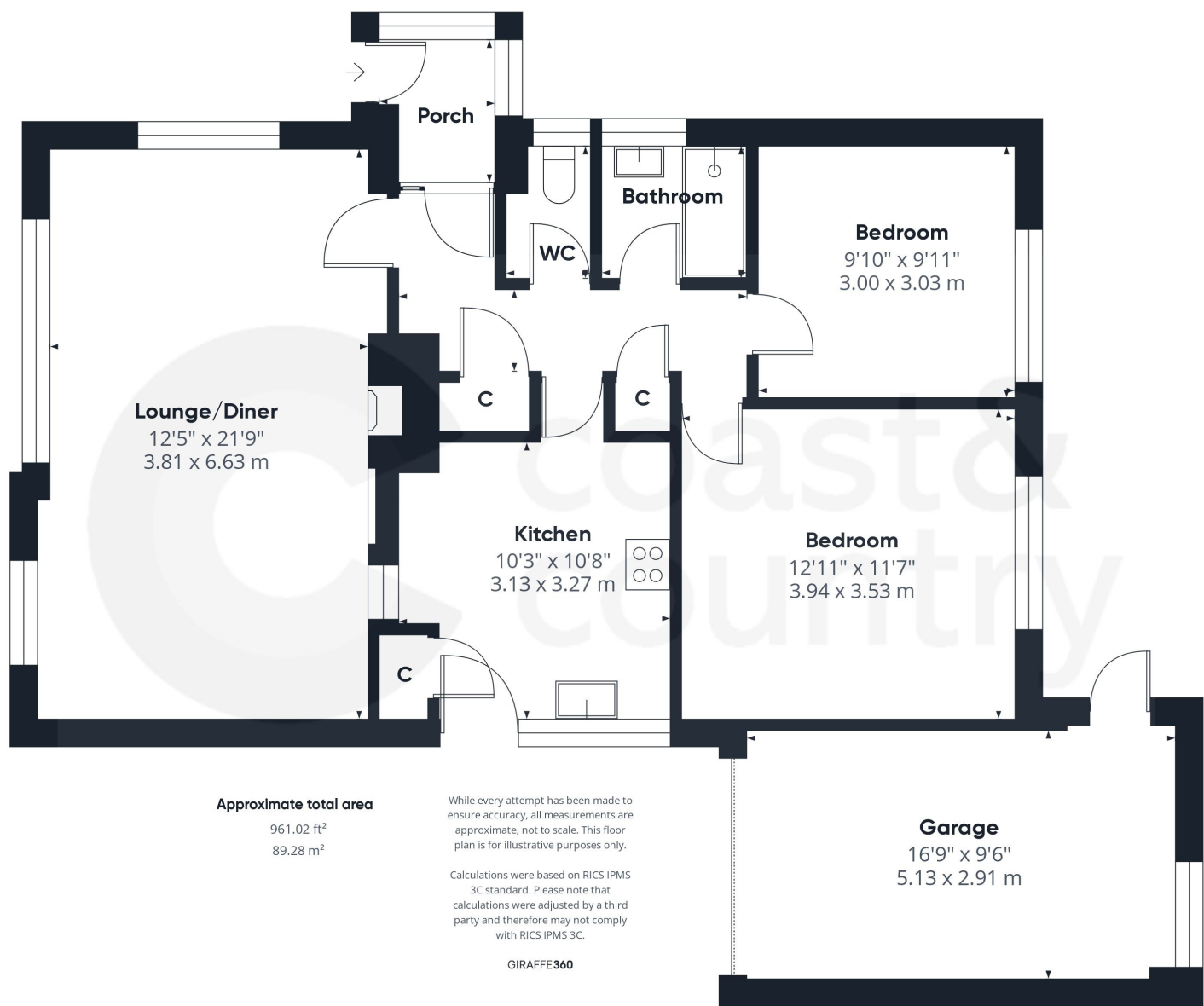
Open plan front garden. Secluded rear garden with a mature and established feel with patio and lawn.

Directions:

From Newton Abbot take the A381 Totnes Road out of town. Go straight over (second exit) at the roundabout and continue past Denbury Diesels and then take the next left. Follow the lane towards the village and Odlehill Grove is the first turning on the left.



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Agents Notes:
Council Tax: Currently Band D
Tenure: Freehold
Mains water. Mains gas. Mains drainage. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 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.