



Our View “*Delightful property set in the heart of the village close to amenities.*”

A well presented two bedroom property with spacious and modernised living accommodation, two double bedrooms, two shower rooms, an integral garage and terrace with village views located in a private spot in the heart of Abbotskerswell.

The accommodation comprises the entrance porch way with a cupboard housing the utility meters. A door leads into the delightful kitchen/dining room which features a range of modern fitted wall and base level units with a stainless steel mixer tap sink and drainer. Built in appliances include an oven and ceramic hob and there is space for a fridge freezer and dishwasher. There are double glazed windows to front and rear, a storage cupboard beneath the stairs and a door to a modern fitted shower room. A separate door leads to the living room which features a double glazed window to the front. From the kitchen/dining room you also have a door to the integral garage which provides for a range of potential uses with metal up and over door, space and plumbing for utilities and also houses the boiler.

To the first floor you have the landing area which leads to two double bedrooms, both of which benefit from built in wardrobes with the master

bedroom featuring dual aspect windows to both front and rear. From the landing area you have access to the fitted wet room comprising a low-level flush WC, pedestal wash hand basin and shower area with electric shower fitted and there is an obscure double glazed window to rear. A further addition to the property is the terrace area accessed via the landing which is laid to artificial grass and provides a pleasant open outlook over the village, creating an ideal space for outside dining and entertaining.

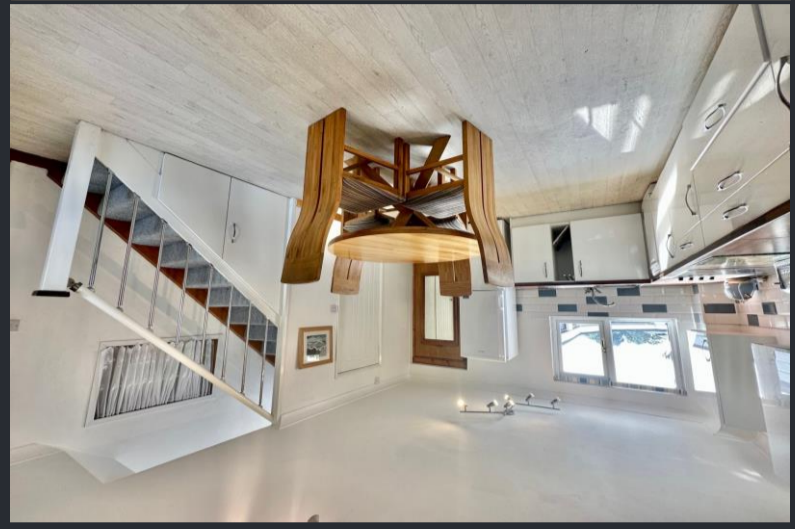
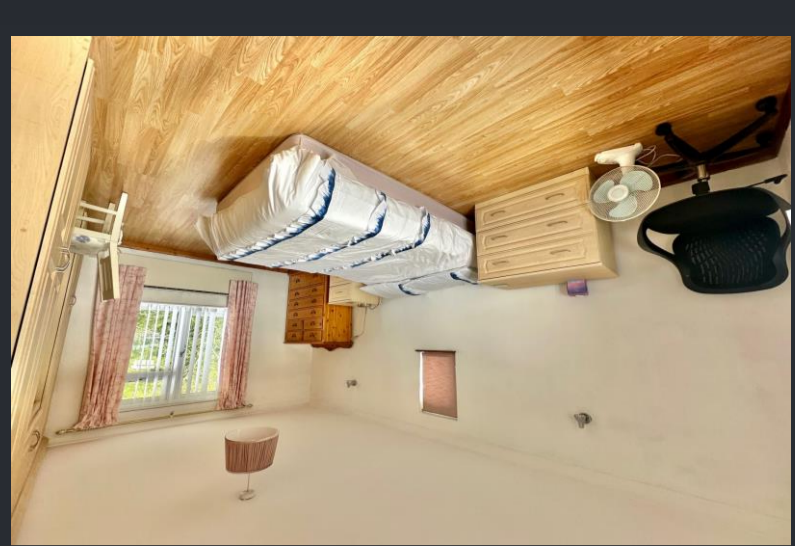
Externally to the front the property features a small area of private garden leading up to a well presented communal garden mainly laid to lawn with a pathway leading to the front entrance. To the rear you have an integral garage housing the boiler with a utility sink and space and plumbing for a washing machine and tumble dryer.

Laburnum Court is situated in the sought after village of Abbotskerswell which has an unspoiled village atmosphere with an inn, an excellent general store, a cafe/delicatessen, church and a well regarded primary school. The towns of Newton Abbot and Totnes are within easy reach. Newton Abbot and Totnes have many amenities including various shops, superstores, hospitals, Primary and Secondary schools, leisure centres, and rail stations on the London Paddington - Plymouth main lines.

There is good dual carriageway access from Newton Abbot on the A380 or A38 to Plymouth, Exeter, Exeter Airport, and the motorway network beyond.

- Well presented property
- Spacious living room
- Delightful kitchen/dining room
- Two Double bedrooms
- Two Shower rooms
- Terrace
- Integral Garage
- Small private front garden and communal gardens
- No Chain
- Village location





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	67	82

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