

SIMPLY GREEN

Wilton Way
Abbotskerswell



Mid Terrace Bungalow

Spacious Lounge

Dining Room

Fitted Kitchen

Three Bedrooms

Shower Room

Front And Rear Gardens

Driveway Parking & Garage

Enclosed Rear Garden

Chain Free

Freehold/Council Tax C



A delightful mid terraced bungalow. The property has been extended (Mid 80's) adding a dining room and this gives a spacious feel throughout. It has three bedrooms, a shower room, a fitted kitchen, a spacious lounge and a good size dining room.

Outside there is a tiered front garden, driveway and an attached garage. To the rear is an enclosed garden.

The property is located in the much sought after and desperately pretty South Devon village of

Abbotskerswell, full of history and character. It is situated between the market towns of Newton Abbot and Totnes yet tucked away from the hustle and bustle and conveniently located for commuters to all areas.

Abbotskerswell offers a range of useful amenities, including a preschool and an excellent primary school, renowned Court Farm Inn, providing excellent food and beverages, village shop, village hall and a surprising number of other retail amenities, including a hair salon, beautician, veterinary centre, café as well as a

beautiful church and sports facilities. More comprehensive facilities can be found at either Totnes or Newton Abbot, both with a mainline railway link to London Paddington and the north of England.

Accommodation:

Three steps lead up to the glazed uPVC front door. This opens into the porch with a tiled floor, a window to the side, a further window to bedroom two and an internal glazed door to the hallway.

The hallway is carpeted. There are two storage cupboards, access to the loft which is part boarded and doors to the rooms.

The kitchen has laminate flooring and a range of wall and floor wood effect units. Speckled worktops and tiled upstands complete the look. Included is a dishwasher, a free standing gas oven, hob and an extractor fan above. The stainless steel sink is inset and located below the kitchen window, looking out to the front of the property. A corner cupboard houses the combination boiler which was serviced in June 2023. A row of obscure glass makes up the dividing wall to the lounge, this has potential to be open plan if required.

The spacious lounge has a radiator and carpeted flooring running through to the dining room. A Velux roof window allows plenty of natural light into the room making this a pleasant place to be even on a cloudy day.

A large walkway leads through to the dining room. This is also a bright and airy room and has a large side window and patio doors opening out to the rear garden. There is lots of space for a table and chairs plus other furniture.

The principle carpeted bedroom is a good sized double, it has a radiator and a range of fitted bedroom furniture, this includes the matching bed if required. uPVC French doors offer this lovely room an abundance of natural light and gives access to the rear garden.

Bedroom two is a carpeted double with space for additional bedroom furniture.

Bedroom three is a large single room, this also has space for additional furniture and a window overlooking the rear garden. It would be ideal as a home office if required.

The shower room is partly tiled and has an enclosed corner shower, a vanity hand basin with storage cupboard below, a low level W.C, vinyl flooring, a radiator and an obscure window.

Outside:

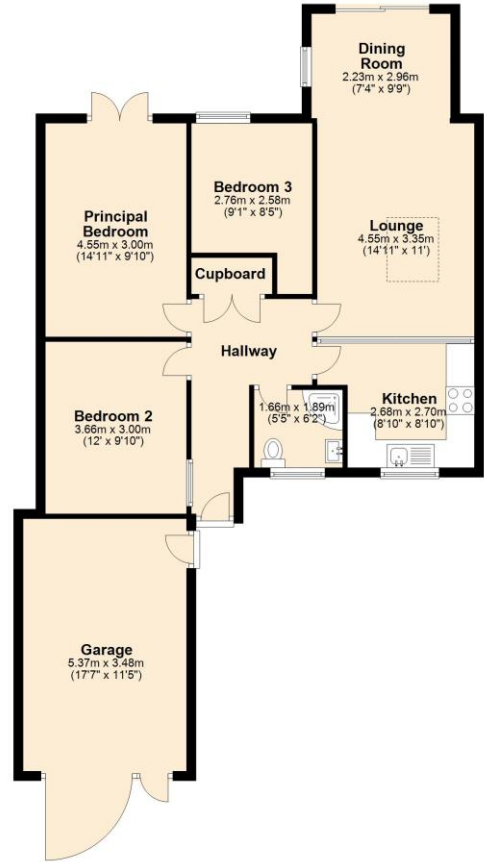
The front of the property is block paved with a driveway leading to the attached garage. Next to this is a block paved pathway leading to the front door. A tiered garden is beside the pathway, this has two low maintenance areas which are stone chipped and ideal for pot plants, between them is an area of lawn. A small picket fence runs around this area of garden.

The garage has a side door located by the front door. There are electrics inside and space and plumbing for a washing machine. This could easily be updated to make a larger utility area.

The enclosed rear garden have been tastefully landscaped and can be accessed from the dining room or principal bedroom. This beautiful garden offers different areas including a crazy paved area with space for seating, established areas of plants and shrubs, a small lawn with planted borders, a paved patio ideal for entertaining and a second area of lawn. A wooden gate opens onto the rear access path.



Ground Floor
Approx. 96.7 sq. metres (1040.8 sq. feet)



Total area: approx. 96.7 sq. metres (1040.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

EPC: D

COUNCIL TAX BAND: C

**TENURE:
FREEHOLD**

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



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