

SIMPLY GREEN

Forde Close
Abbotskerswell



Detached Bungalow

Lounge Diner

Fitted Kitchen

Two Double Bedrooms

Detached Garage With Driveway

Front & Rear Gardens

Village Location

Planning For Rear Extension In Place

Freehold / Council Tax Band D



This is a great detached bungalow set in a village location.

The property has a spacious lounge diner, a fitted kitchen, two double bedrooms, bathroom, gardens, detached garage, driveway parking and planning permission for a rear extension with three further rooms.

It 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 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.

Agents Note:

The current owners have had planning permission granted for an extension to the rear of the property offering three further rooms. Visit Teignbridge Council Website- Planning reference number: 23/00694/HOU to see full details.

Accommodation:

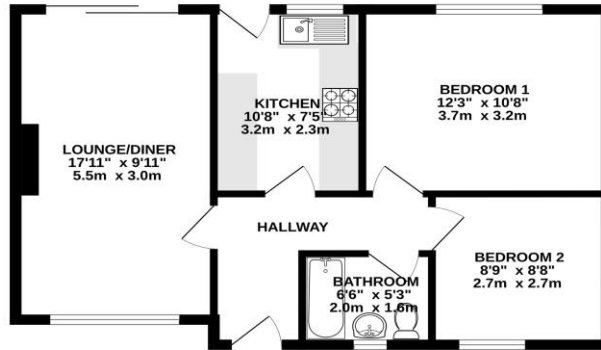
A UPVc glazed front door opens into the entrance hallway with a radiator, loft hatch, doors to the lounge diner, kitchen, bedrooms and the bathroom. The loft is boarded with a light and a loft ladder. Entering the lounge diner, you notice how bright and airy the room is, with a large window overlooking the views to the front of the property and Patio doors to the rear garden. A feature fireplace becomes the focal point with a living flame electric fire keeping you warm on the coldest of a winters night. In addition there are two radiators for extra warmth and wood effect laminate floor runs through out. The dining area has space for a table and chairs and enjoys the views of the rear garden. Alongside is the fitted kitchen with a range of wall and floor units with marble effect worktops & upstands, giving you plenty of storage and workspace. A corner cupboard houses the combination boiler, included is a built in fridge, a smaller table top fridge, an electric oven, an electric hob with extractor fan above and a black one and a half bowl sink. For the nighttime accommodation there are two double bedrooms, both offer carpeted flooring and radiators. Bedroom one has a window to the front with views and bedroom two has a window overlooking the rear garden. Finishing the accommodation is the bathroom. This has a black tiled floor with white tiled walls and an obscure window. The white suite comprises; bath with shower over and folding glass screen, a pedestal hand basin, a low level W.C, a heated towel rail.

Outside:

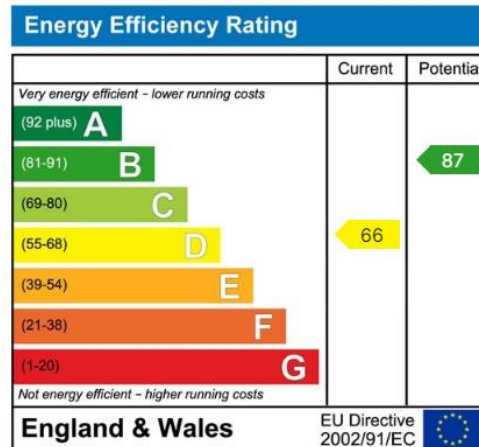
This lovely property has kerb appeal, with a herringbone paved driveway to the garage. A low stone wall surrounds the front garden which is laid to lawn and planted with small trees and bushes. Seven steps with hand rails lead up to the front door. The detached garage has an electric roller door and internal electrics. A wrought iron gate opens into the South West facing rear garden, the enclosed garden can also be accessed by the patio doors in the dining room allowing you to enjoy the inside and outside together. A paved patio runs the width of the bungalow and has a polycarbonate roof making this a great place to entertain. From here there are raised borders which are ideal for herbs or flowers and offer space for pot plants. To the right of the garden is an area of decking which makes a lovely space to sit in the summer sunshine. Adjacent to the decking is a lawn with a centre pathway, this is on a slight upward gradient and lead to the second lawn retained by a low block wall. The second garden is on a steeper gradient with steps leading to a small wooden deck and lawn leading to the rear wooden fence.



GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA: 694 sq.ft. (64.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC: D

COUNCIL TAX BAND: D

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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