



Connells

Grange Road
Abbotskerswell Newton Abbot

Grange Road Abbotskerswell Newton Abbot TQ12 5PJ

for sale offers in the region of
£375,000



Property Description

Positioned on a peaceful residential road and enjoying an elevated plot, this four-bedroom detached home is perfect for families or buyers looking for versatile space and beautiful surroundings.

The property opens with a welcoming hallway leading into a bright, dual-aspect living room, which benefits from large windows and patio doors that flood the space with natural light and provide direct access to the rear garden. The dining room sits just off the hallway, ideal for entertaining or family meals, and leads into a well-equipped kitchen with a range of integrated appliances and plentiful storage.

Upstairs, you'll find four generously sized bedrooms, with the principal bedroom boasting an en-suite shower room. A modern family bathroom and a separate WC complete the first floor. The house is neutrally decorated throughout, offering a blank canvas for personal touches.

The rear garden is tiered with patio and lawn areas, ideal for children, pets, or outdoor dining, while enjoying unobstructed views over rolling Devon hills. To the front, the home offers driveway parking and access to an integrated garage.

This home offers a fantastic opportunity to live in a sought-after area, close to local amenities, schools, and countryside walks - with scope to modernise and make your own.

Front Of The Property

Driveway parking for multiple vehicles, side gate to the rear garden, garage and part obscure glazed door to the entrance of the property.

Entrance Porch

Fitted shelves for shoes. Door into the hallway.

Entrance Hallway

Stairs to the first floor and a wall mounted radiator.

Cloakroom

Obscure double glazed window to the side of the property, WC, wash hand basin and a wall mounted radiator.

Kitchen

11' 2" max x 8' 2" max (3.40m max x 2.49m max)

Double glazed window to the front and side of the property and an obscure glazed door to the side. Wall and base units, one and a half bowl stainless steel sink/drainer, integrated eye-level double oven, gas hob with extractor over, integrated dishwasher, plumbing for washing machine, wall mounted boiler and part tiled.

Dining Room

9' 2" max x 9' 2" max (2.79m max x 2.79m max)

Double glazed window to the side of the property and a wall mounted radiator.

Lounge

19' 4" max x 11' 6" max (5.89m max x 3.51m max)

Double glazed window and sliding patio doors to the rear of the property and two wall mounted radiators.

First Floor

Double glazed window to the side of the property, storage cupboard and loft hatch.

Bedroom One

11' 2" max x 11' 6" max (3.40m max x 3.51m max)

Double glazed window to the rear of the property, built-in wardrobes with sliding doors and a wall mounted radiator.

Ensuite

Obscure double glazed window to the side of the property, shower, WC, wash hand basin and a wall mounted radiator.

Bedroom Two

10' 2" max x 11' 2" max (3.10m max x 3.40m max)

Double glazed window to the front of the property and a wall mounted radiator.

Bedroom Three

11' 2" max x 9' 2" max (3.40m max x 2.79m max)

Double glazed window to the front of the property, built-in wardrobes and a wall mounted radiator.

Bedroom Four

11' 6" max x 8' 2" max (3.51m max x 2.49m max)

Double glazed window to the rear of the property and a wall mounted radiator.

Bathroom

Obscure double glazed window to the side of the property, bath with shower over, WC, wash hand basin, part tiled

Garage

Up and over door, window to the side.

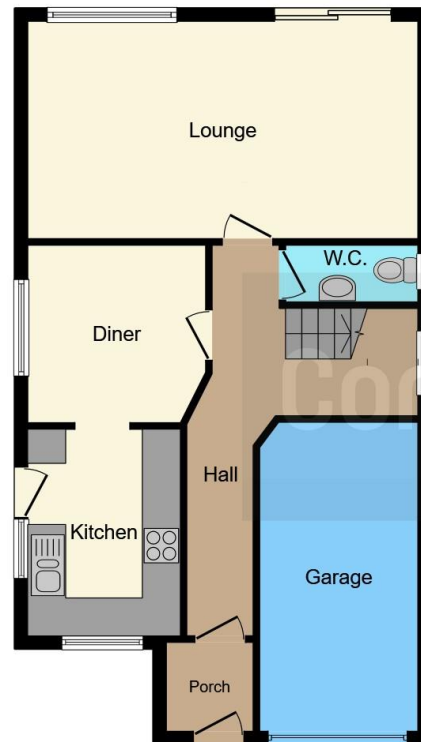
Rear Of The Property

Enclosed two tiered garden with a patio area on the lower part providing ample space for garden furniture, with an area of lawn and an outside light. Steps take you to the upper tier which is also laid to lawn. A side gate provides access to the front of the property.

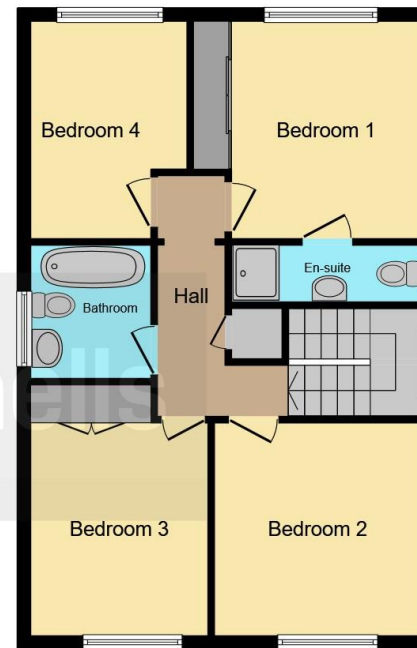








Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01626 365 064
E newtonabbot@connells.co.uk

4 Bank Street
 NEWTON ABBOT TQ12 2JW

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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