



Manor Gardens Abbotskerswell Newton Abbot TQ12 5RB

for sale guide price
£280,000



Property Description

Nestled in the tranquil village of Abbotskerswell, this delightful 2-bedroom barn conversion offers a perfect blend of rustic charm and modern comfort. This home is tucked away in a peaceful cul-de-sac and is being sold chain-free, making it an ideal purchase for those looking to move quickly or invest in a low-maintenance character property.

The accommodation is arranged over two floors and begins with a welcoming entrance porch, leading through to a well-proportioned kitchen/dining room featuring classic oak cabinetry, gas hob, integrated oven and fridge/freezer, and space for white goods.

The heart of the home is the generous lounge, complete with exposed ceiling beams and a warm, inviting atmosphere. A set of double doors opens out to a large conservatory, which serves as an ideal garden room or extra dining space - flooded with natural light and enjoying a lovely view over the enclosed rear garden.

Upstairs, the property offers two spacious double bedrooms, both with countryside glimpses and plenty of storage potential. The shower room is finished with white suite fittings and a separate corner shower enclosure.

Outside, the garden is private, beautifully planted with mature shrubs and trees, and includes a gravel seating area and patio for outdoor enjoyment. A useful shed and rear access are also present, and there is a garage with additional allocated parking for two vehicles.

Front Of The Property

Area of lawn to the front of the property with mature shrubs and a pathway leading to the main entrance into the property.

Entrance Porch

Obscured window and an obscure glazed door leading into the lounge.

Lounge

15' 11" x 13' 11" (4.85m x 4.24m)

Window to the front of the property, feature stone fireplace, ceiling beams, understairs storage cupboard, stairs to the first floor, two wall mounted radiators and doors opening into the conservatory.

Conservatory

9' 6" x 9' 2" (2.90m x 2.79m)

Double glazing surrounding, lights, power, wall mounted radiator and door to the rear garden.

Kitchen/Diner

13' 11" x 8' 5" (4.24m x 2.57m)

Double glazed bay window to the front and double glazed window to the rear of the property, wall and base units, one and a half bowl sink/drainers, gas hob with extractor over, integrated eye-level double oven, integrated fridge/freezer, plumbing for washing machine, plumbing for dishwasher, wall mounted boiler, part tiled, space for dining table and a wall mounted radiator.

First Floor

Double glazed window to the side of the property, loft hatch, airing cupboard and a wall mounted radiator.

Bedroom One

11' 11" x 9' 4" (3.63m x 2.84m)

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

Bedroom Two

13' 11" x 8' 5" (4.24m x 2.57m)

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

Shower Room

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

Rear Of The Property

Long enclosed south facing rear garden which is designed to be low maintenance for ease of upkeep with chippings and ample mature shrubs and trees. To the head of the garden is a shed for additional storage and a gate providing rear access.

Garage

The garage, with mezzanine storage, is located in a nearby block opposit the proeprty. There are 2 allocated parking spaces in front and opposite the garage.

Location

Abbotskerswell is a picturesque and highly regarded village set just outside the market town of Newton Abbot. The village benefits from a strong community spirit, a primary school, cafe, pub with restaurant, and excellent transport links via the A381 and A380. Dartmoor National Park and the South Devon coastline are also within easy reach.

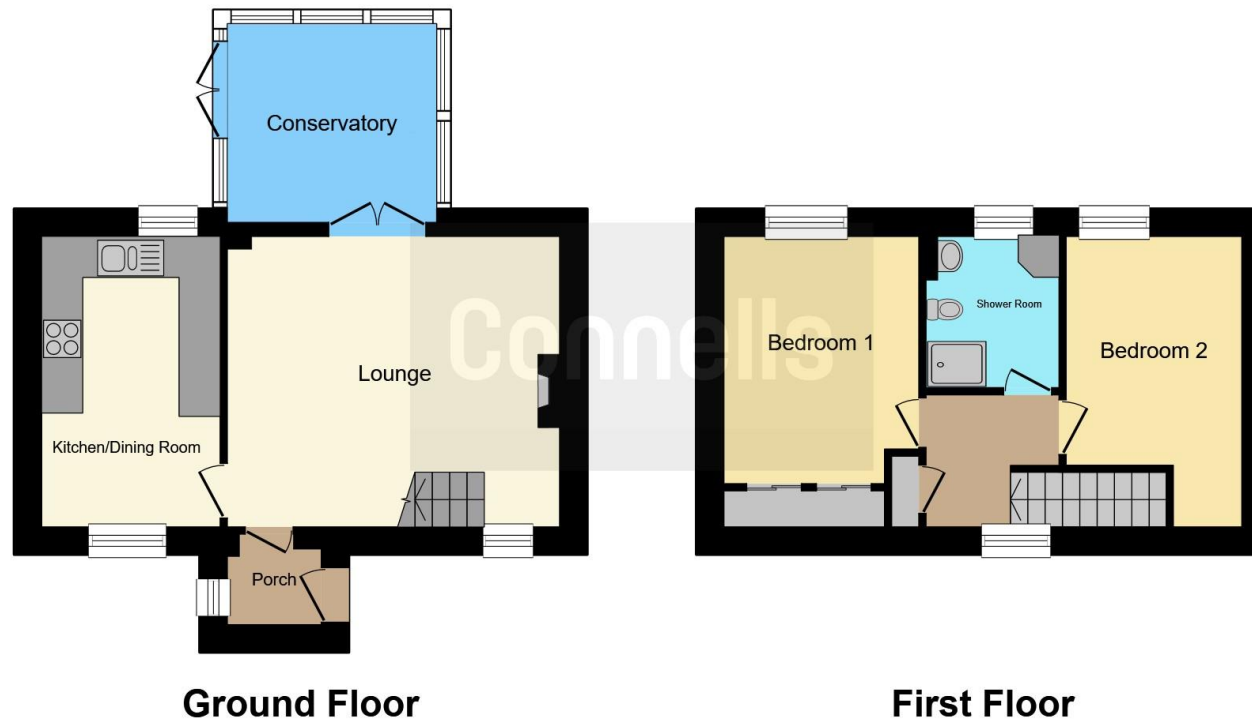
Agents Note

We have been made aware that this property lies within a Conservation Area.









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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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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