



Grange View Abbotskerswell Newton Abbot TQ12 5PB

for sale offers over
£300,000



Property Description

Nestled in the picturesque village of Abbotskerswell, this delightful mid-terrace home blends traditional charm with comfortable living. Featuring two well-proportioned bedrooms, one bathroom, and generous living/dining space, the property retains many of its original period features, including feature fireplaces, timber flooring, and panelled doors.

The welcoming entrance through an arched brick porch with original etched glass, leads into a bright and spacious interior. The bay-fronted living room and dining area with built-in shelving which opens directly onto a sunny garden room - ideal for enjoying the garden views all year round.

The kitchen, positioned at the rear, offers scope for updating. The rear garden, complete with patio and lawn, is perfect for relaxing or entertaining.

Upstairs are two bedrooms with feature fireplaces, and a family bathroom. The home is full of natural light and has a calm, homely atmosphere throughout.

Situated on a quiet street with roadside parking, the property is within easy reach of local amenities, countryside walks, and good transport links via Newton Abbot.

Offered to the market with no onward chain, this home is perfect for families, downsizers, or anyone looking to enjoy village life in a beautiful Devon setting.

Front Of The Property

A shared gate and steps at the front of the property lead to a garden area with flower beds and shrubs.

Entrance Porch

Bay fronted with original tiled flooring,

Entrance Hallway

Stairs to the first floor, understairs storage cupboard and a wall mounted radiator.

Lounge

13' 3" max x 11' 8" max (4.04m max x 3.56m max)

Double glazed bay window to the front of the property, cast iron feature fireplace and a wall mounted radiator.

Dining Room

17' 8" max x 9' 2" max (5.38m max x 2.79m max)

Glazed doors opening up into the conservatory, storage cupboard, alcove with fitted shelving, opening to the kitchen and a wall mounted radiator.

Kitchen

9' 5" max x 5' 5" max (2.87m max x 1.65m max)

Double glazed window to the rear of the property, wall and base units, fitted oven with a gas hob with extractor over and oven beneath, one bowl stainless steel sink/drain, plumbing for washing machine and dishwasher, space for undercounter fridge/freezer, wall mounted gas central heating boiler, part tiled.

Conservatory/Sun Room

Double glazing surrounding with doors opening out to the rear garden.

First Floor

Loft access with pull down ladder.

Bedroom One

15' 1" max x 11' 1" max (4.60m max x 3.38m max)

Double glazed bay window to the front of the property with lovely views over the village, built in storage cupboard, feature fireplace and two wall mounted radiators.

Bedroom Two

11' 7" max x 8' 7" max (3.53m max x 2.62m max)

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

Bathroom

Double glazed window to the rear of the property, bath with shower over, WC, wash hand basin, part tiled and a wall mounted radiator.

Rear Of The Property

The rear garden, which is accessed via the conservatory, is mainly laid to lawn with a shrub border and a stone chipping patio. A large garden shed provides additional storage with an outside tap and gate.

Agents Note

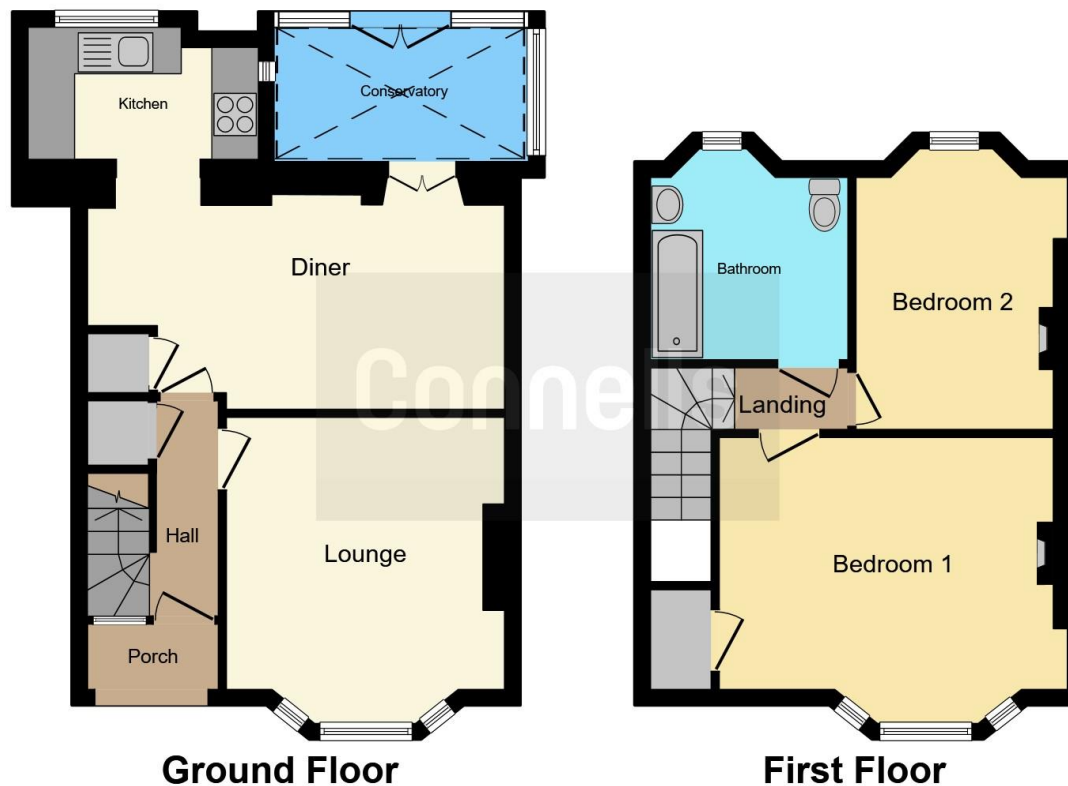
This property lies within a Conservation Area.

There is a right of pedestrian access to South View from the rear of numbers two & three across the path at the rear of numbers one and two.









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: C

Tenure: Freehold

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