

**SAMPLE
MILLS**



**Manor Road
Abbotskerswell
Newton Abbot
Devon**

£625,000

FREEHOLD





Manor Road, Abbotskerswell, Newton Abbot, Devon

£625,000 freehold

A most spacious 5 bedroom detached family house situated in the sought after village of Abbotskerswell. The property boasts some outstanding views over the village and beyond which can be enjoyed from the principle rooms including the lounge, dining room and master bedroom.

The property has been upgraded to a high standard by the current owners and has versatile living accommodation.

The internal accommodation comprises spacious entrance hall with large lounge overlooking the front aspect, a large kitchen/dining room/snug fitted with high gloss fits, 2 ground floor bedrooms and a family bathroom, and access into the double garage.

On the first floor there are 3 double bedrooms, the master bedroom facing the front, boasting spectacular views over the village, Church and countryside beyond, with built in wardrobes, eaves storage and an en suite shower room. There is also a separate bathroom with high quality fits.

To the front of the property there is a tarmac driveway providing off road parking leading to the double garage with electric remote control up and over door. The front garden incorporates a 2-tiered decking area which overlooks the village and enjoys spectacular open views. The level rear garden is laid to easy to maintain paved patio and has a Summerhouse/Home Office/Gym with composite decking surrounding, ideal for table and chairs/sun loungers.

An internal viewing is highly recommended for purchasers seeking a spacious family home in this sought after village.



Composite door with display windows leading into **Entrance Hall**

Engineered wood flooring. Single panelled radiator. Thermostat control for central heating. Smoke detector. Staircase rising to the first floor with wooden balustrade. Door to the Double Garage. Doors off to bedroom 4 and 5. Door through to

Lounge 19' x 14'9" (5.80m x 4.50m)

Concealed lighting to ceiling. Feature fireplace with 'Living flame' fire with recesses to either side of chimney breast. TV point. uPVC double glazed windows and door leading onto the front of the property boasting pleasant views over the village, towards the Church and countryside beyond. Double panelled radiator. Double doors open onto the dining area.

Kitchen/Dining Room/Snug 37'8" x 9'11" (11.48m x 3.03m)

Kitchen area - Boasts a range of fitted matching high gloss finish base units and wall cupboards with wooden worktop surface areas. Integrated dishwasher. One and a half bowl sink drainer unit with Franke stainless steel mixer tap. Built in stainless steel double oven. Built in Gorenje 5 ring gas hob with fitted stainless steel extractor hood above. Further range of high gloss finish base units soft-close doors. Wooden worktops above. Further matching range of wall mounted cupboards. Concealed lighting. Engineered wood flooring.

Dining area - uPVC double glazed patio doors leading onto the front decking area boasting pleasant views over the surrounding area. Double panelled radiator. Concealed lighting.

Snug - uPVC double glazed patio doors leading onto the rear garden. Double panelled radiator. TV point. Concealed lighting.

Bedroom 4 12'2" x 7'7" (3.70m x 2.30m)

uPVC double glazed window. Double panelled radiator.

Bedroom 5 12'2" x 7'3" (3.70m x 2.20m)

uPVC double glazed French doors opening onto the rear aspect. Double panelled radiator. Fitted shelving. Concealed lighting. Engineered wood flooring.

Bathroom 12'2" x 6'11" (3.70m x 2.10m)

Bath with chrome mixer tap. Italian style tiles with mosaic tiled patterned wall. Tiled floor. Circular shower unit with power shower. Wash hand basin. Low level WC. Chrome fitted towel rail. Concealed lighting. Fixed mirror. Shaver light and socket. Underfloor heating.

FIRST FLOOR

Landing

uPVC double glazed window to side providing pleasant views over the neighboring fields. Access to loft area. Storage display area. Door to

Master Bedroom 18'8" x 9'11" (5.70m x 3.01m)

uPVC double glazed window to front aspect boasting excellent views over the village to the Church and beyond. Double panelled radiator. Concealed lighting. Built in wardrobes with sliding doors, hanging rails and shelving. Walk in eaves storage area.

En Suite Shower Room 9'11" x 4'2" (3.00m x 1.30m)

Jacuzzi shower with tempered glass doors. Italian style tiled walls. Concealed lighting. Obscure uPVC double glazed window. Wash hand basin. Low level WC. Recessed area with fixed mirror. Single panelled radiator.

Bedroom 2 15'5" x 11'2" (4.70m x 3.40m)

Full height uPVC double glazed window to rear aspect overlooking the neighboring fields. Further uPVC double glazed window to front aspect overlooking the village. Concealed lighting. Built in mirror fronted wardrobes with sliding doors, hanging rails and shelving. Double panelled radiator.

Bathroom 11'10" x 7'3" (3.80m x 2.20m)

Walk in shower with fitted Aqualisa power shower. Tiled walls. Concealed lighting. Extractor fan. Freestanding oval shaped bath with chrome mixer tap over. Low level WC. Jack and Jill sink units set in wooden cupboard. Fixed heated mirrors. Chrome ladder radiator. uPVC double glazed window overlooking the neighboring fields. Underflooring heating.

Bedroom 3 12'10" x 12'10" (3.90m x 3.90m)

Full height uPVC double glazed window to rear aspect providing views over the neighboring fields. Single panelled radiator.

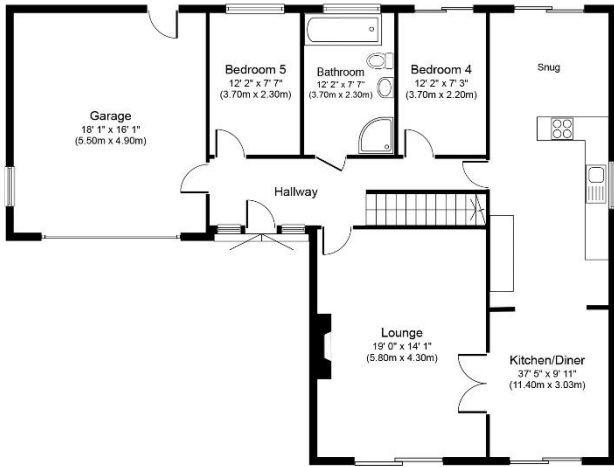
OUTSIDE

A tarmac driveway provides off road parking for several vehicles and leads up to the **DOUBLE GARAGE** with electric remote control up and over door. uPVC double glazed window to side aspect. uPVC double glazed door to rear. Floor mounted Worcester boiler serving hot water and central heating. Consumer box. Utility area with plumbing for washing machine and tumble dryer. Shelving. Power and light.

The front garden incorporates a 2-tiered decking area which overlooks the village and open views. The level rear garden is laid to paved patio making it an easy to maintain space, backing onto open fields. There is also a **SUMMERHOUSE/HOME OFFICE/GYM** which is fully insulated and plastered with 2 windows, double opening doors, power, light and electricity. There is composite decking surrounding the Summerhouse and offers ample space for table and chairs/sun loungers etc. Storage shed.

AGENTS NOTE: Council Tax Band: 'F' £3376.69 for year 24/25 / EPC rating: 'C'

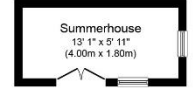




Ground Floor
Approximate Floor Area
1,332 sq. ft.
(123.7 sq. m.)



First Floor
Approximate Floor Area
904 sq. ft.
(84.0 sq. m.)



Outbuilding
Approximate Floor Area
77 sq.ft.
(7.2 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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3 Bank Street
 Newton Abbot
 TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

S712 Ravensworth 0191 917 9331