

**SAMPLE
MILLS**



**Manor Close
Abbotskerswell
Newton Abbot
Devon**

£350,000
FREEHOLD





Manor Close, Abbotskerswell, Newton Abbot, Devon

£350,000 freehold

Tucked away in this charming village of Abbotskerswell, is a detached dormer bungalow that blends privacy, space and village life in equal measure. Set at the end of a peaceful cul de sac, this generous home offers spacious accommodation with great living space and sits in a well sized plot, ideal for those seeking a quieter pace without comprising on comfort or convenience.

Tastefully maintained and thoughtfully laid out, the property features spacious rooms with good natural light, position for modernisation or extension, subject to planning, the property is surrounded by similar detached properties it offers a sense of community, while retaining its strong degree of privacy. Perfect for families or anyone looking for a sanctuary just minutes from Newton Abbot.

Abbotskerswell is a sought after Devon village with scenic countryside walks and a popular local pub with easy access to road and rail links.

The property internally offers lounge/diner, kitchen/breakfast room, 4/5 bedrooms, bathroom and separate shower room, and is set within a peaceful residential setting, making it particularly attractive to downsizers or family seeking a quieter lifestyle.

The property has been extended over the years. The area is well known for its well-maintained surroundings and strong community feel. Viewing highly recommended.



Storm Porch

uPVC double glazed door to:

Entrance Hallway

Cupboard housing electric meter and consumer box. Dado rail. Smoke detector. Door through to:

'L' Shaped Lounge/Diner – 5.41m x 4.34m (17'9" x 14'3")

Feature fireplace surround. Dado rail. Coving to ceiling. Double panelled radiator x 2. uPVC double glazed window to front and one to the rear. uPVC double glazed French doors onto the rear garden. Arch through to:

Inner Hallway

Doors off to:

Back Bedroom 4 – 3.43m x 2.39m (11'3" x 7'10")

uPVC double glazed window. Textured ceiling. Single panelled radiator.

Office/Nursery/Bedroom 5 – 2.44m x 2.21m (8'0" x 7'3")

Single panelled radiator. uPVC double glazed window.

Kitchen/Breakfast Room – 4.93m x 4.14m (16'2" x 13'7")

Incorporating a range of fitted base units. Worktop surface areas. Corner units. Stainless steel drainer 1½ with taps over. Tiled walls. Range of wall mounted cupboards. Display cabinets. 4 ring hob. Single oven. Space for fridge/freezer. Tiled effect flooring. uPVC double glazed door and window to the rear. Access to rear porch. Spot lamps. uPVC double glazed windows x 2 looking over the front, one with seating area to put a dining room table. Double panelled radiator.

Bathroom

Corner bath. Obscure double glazed window. Medicine cabinet. Wash-hand basin. Low level w/c. Wall mounted boiler serving hot water and central heating.

Downstairs Bedroom 3 – 3.73m x 3.25m (12'3" x 11'0")

uPVC double glazed window looking to the rear. Single panelled radiator.

Staircase off the Lounge to the Landing

Concealed lighting. Velux window. Door off to:

Bedroom 1 – 5.59m x 3.84m (18'4" x 12'7")

uPVC double glazed window to the front. Velux window to the side and one to the rear. Under eaves storage cupboard. Built-in wardrobes. Concealed lighting.

Bedroom 2 – 4.29m x 3.86m (14'1" x 12'8")

Built-in triple aspect wardrobes with wooden doors, hanging rails and shelving. Further double wardrobes with hanging rails and shelving. Eaves storage. Single panelled radiator. uPVC double glazed window to the front and one to the side.

Shower Room

Shower cubicle. Wall coverings. Low level w/c. Wash-hand basin. Obscure glazed window.

Outside

The property has two driveways with parking for several cars, steps lead to the front, there is a lawned garden with a range of borders, shrubs and plants, and a fence surround.

The rear garden comprises patio area with gravelled area, steps leading through the middle with a lawned garden, patio running the full length of the property with wooden decking area, wooden garden house, drying area and further patio to the rear.

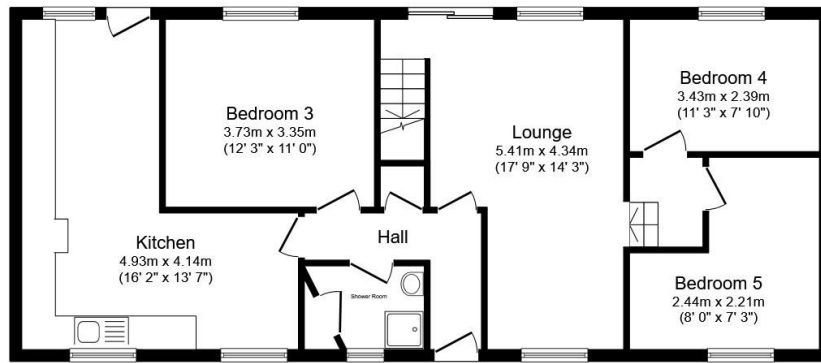
Agent's Note

Council Tax Band: 'D' £2449.07 for 2025/26

EPC Rating: 'D'

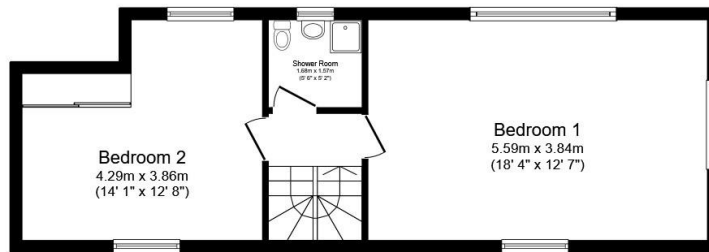
Long Term Flood Risk: Very Low





Ground Floor

Floor area 83.8 sq.m. (902 sq.ft.)



First Floor

Floor area 46.3 sq.m. (498 sq.ft.)

Total floor area: 130.1 sq.m. (1,400 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 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.

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