# MANOR ROAD ABBOTSKERSWELL TQ12 5PR

complete.



# 10 MANOR ROAD ABBOTSKERSWELL Newton Abbot TQ12 5PR

CHECK OUT this very nice Detached HOME, in this ever-popular Village of Abbotskerswell, near Newton Abbot & Totnes Towns, East Devon.

Great views front & rear, lots of natural light throughout! Large Living Dining Room with South facing 'picture window', fitted Kitchen, separate Dining Room / Study, 3/4 Bedrooms, Bathroom, Shower Room & Cloakroom, LOTS of Parking, Garage, Deck Sun Terrace & Rear Garden areas backing onto fields.

A traditional English Village, surrounded by Dartmoor National Park & the seaside Towns of Torbay. Local shops, supermarkets, amenities, train station & schools can be found a short drive to Newton Abbot Town.

Tenure - Freehold.

A lovely traditional family home with plenty of space, natural light, and a private Garden tucked away in a South Devon Viilage

	$\bigcirc$						TAX
Detached	Village	3/4 Bedrooms	2 Bathrooms	2 Reception rooms	Off Road Parking, Garage	Private Garden	Council Tax: E



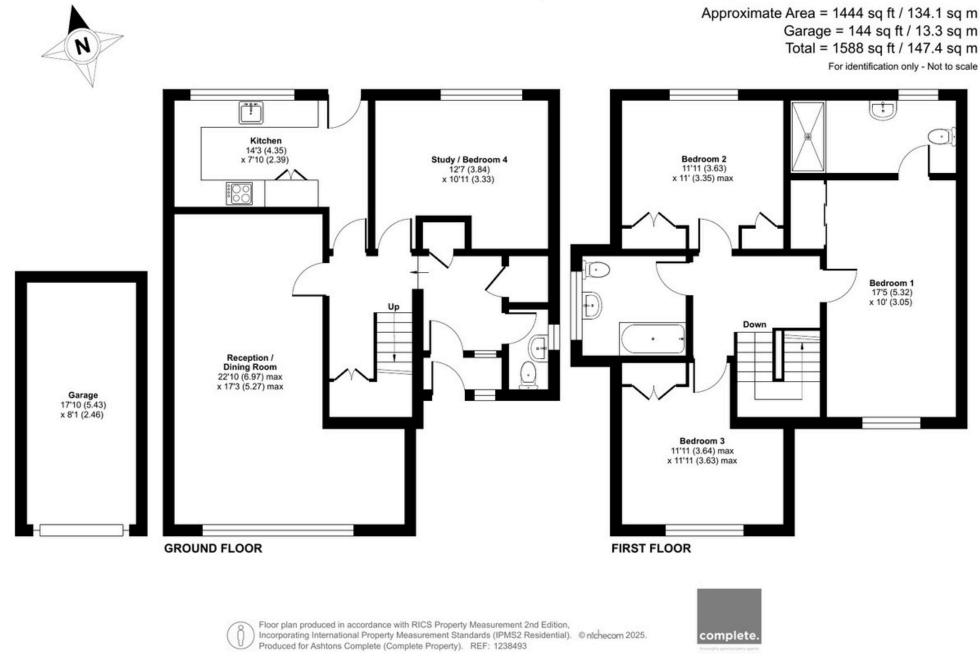








# Manor Road, Abbotskerswell, Newton Abbot, TQ12



Whilst every attempt has been made to ensure the accuracy of the floor plans 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



# THE HOME...

Manor Road is a quieter side street. The property very well presented throughout sits rearwards on the plot with a substantial driveway & Garden frontage offering privacy, plenty of Parking & far reaching views from the front decked Terrace. Here there is also a Garage.

The front Entrance Porch lead into the inner Hallway with a Cloakroom & storage cupboard. Here you walk on through into the rearwards facing separate Dining Room / Study or even Ground Floor 4th Bedroom.

Turning leftwards you have the Oak style Kitchen overlooking the rear Garden areas & neighbouring fields, giving a really nice view. A back door leads out to the Garden. The Kitchen has lots of cupboards & worksurfaces, with a high-level electric oven & grill, an electric hob, cooker hood, integral fridge/freezer, washing machine & dishwasher.

Overlooking the front of the Property is the main 'L' shaped Living Room. A large picture window faces southwards with a green & leafy view over the decked sun Terrace. This is a spacious room with ample space for a dining table, if using the other room as a Study.

The top floor of this Family Home equally provides lots of space & natural light. A large main Bedroom overlooks the front with a rearward facing En-suite Shower Room. 2 further double Bedrooms overlook front & rear with a central Family Bathroom completing the first floor.

Outside the front Gardens are screened from the roadway with mature shrubs & hedges. Side access leads around to the rear. Here you will have private landscaped areas backing directly onto a green field making this a lovely area for enjoying the fresh air.

This a lovely home, well looked after, lots of space, lots of natural light in this ever-popular Village location.













# LOCATION

Please check Google maps for exact distances and travel times. Property postcode: TQ12 5PR

### SCHOOLS

#### Schools

- Abbotskerswell Primary School
- 0.09 miles
- Age: 4 11
- Ofsted: Good
- Decoy Primary School
- 1 miles
- Age: 3 11
- Ofsted: Good
- Canada Hill Community Primary School
- 0.9 miles
- Age: 4 11
- Ofsted: Good

### TRANSPORT LINKS

- Local Bus Service
- Rail Station Newton Abbot 1.5 miles
- Exeter Airport 21.6 miles

### **COMPLETE - Throughly good Property Agents** 79 Queen Street, Newton Abbot TQ12 2AU t: 01626 362246

#### e: newton@completeproperty.co.uk

Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property. SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited. As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to provide we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.

# SIGNATURE HOMES

## complete.