



**Laburnum House,**  
**Abbotskerswell, Devon TQ12 5PB**

Established

**RENDELLS**

1816

# Laburnum House,

Abbotskerswell, TQ12 5PB

Guide Price £359,000

A characterful former Farm house with many period features situated within the sought after village of Abbotskerswell. The property enjoys three double bedrooms, a large living room with wood burner and spacious kitchen breakfast room. Two added attractions are the secluded garden and large double garage with electric door.

## Accommodation

**Ground Floor:** The conservatory 14'6 x 6'9 enjoying a southerly aspect and a pleasant outlook to the rear garden, there have been plumbing and drainage fixes put in for a downstairs bathroom, giving scope to develop the downstairs living space. Leading to the lobby, stairs rising to the first floor and doors through to the kitchen and living room.

**The living room 20'8 x 17'10** is a spacious room enjoying dual aspect to the rear with double door opening into the rear garden. The room also offers exposed timbers and a fireplace with wood burner, and space for dining room table and chairs.

**The kitchen/ Breakfast Room 15'6 x 12'9** offers a range of built in units with a double bowl stainless steel sink unit and mixer tap, space for appliances, cooker hood and a built in storage cupboard/larder. The room also offers an aspect to the rear, exposed ceiling timbers and space for a table and chairs.

**First Floor: Bedroom one 17'6 x 9'7** enjoys an aspect to the side and rear with uPVC double glazed windows and original floorboards.

**Bedroom two 10'8 x 13'9** enjoys an aspect to the rear with a uPVC double glazed window and original floorboards.

**Bedroom three 13'3 max x 10'8** enjoys an aspect to the rear with a uPVC double glazed window, feature fireplace and storage.

**Bathroom 6'11 x 5'8** comprising of a panelled bath with a wall mounted electric shower and screen, low level WC and wash hand basin, heated towel rail and a glazed window to the front.

**Outside:** To the front of the property there is a small enclosed area of garden with a variety of shrubs. The rear garden is accessed via a side gate which leads into an attractive and secluded garden with a patio and an area of lawn. There are flower and shrub borders all around. The spacious double garage 31'3 x 18'4 offering light and power, with a electric remote controlled door, a rear access door leading into the garden.

**Directions:** From Newton Abbot take the Totnes Road after about 1.5 miles turn sharp left (by railings) down into Abbotskerswell Village, follow lane to the centre of the village and at the roundabout bear right continue about 100 yds Laburnum House is the Pink house on your right.



**Services:** The property is supplied by mains electricity, mains gas fired central heating and mains water.

**Local and Planning Authority:** Teignbridge District Council, Forde House, Brunel Rd, Newton Abbot TQ12 4XX

**Council tax band:** E

**Energy Performance Certificate:** 67 D

**Tenure:** The property is freehold.

**Wayleaves, Rights & Easements:** The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

**Viewings Strictly by appointment** Rendells Estate Agents, Tel: 01626 353881

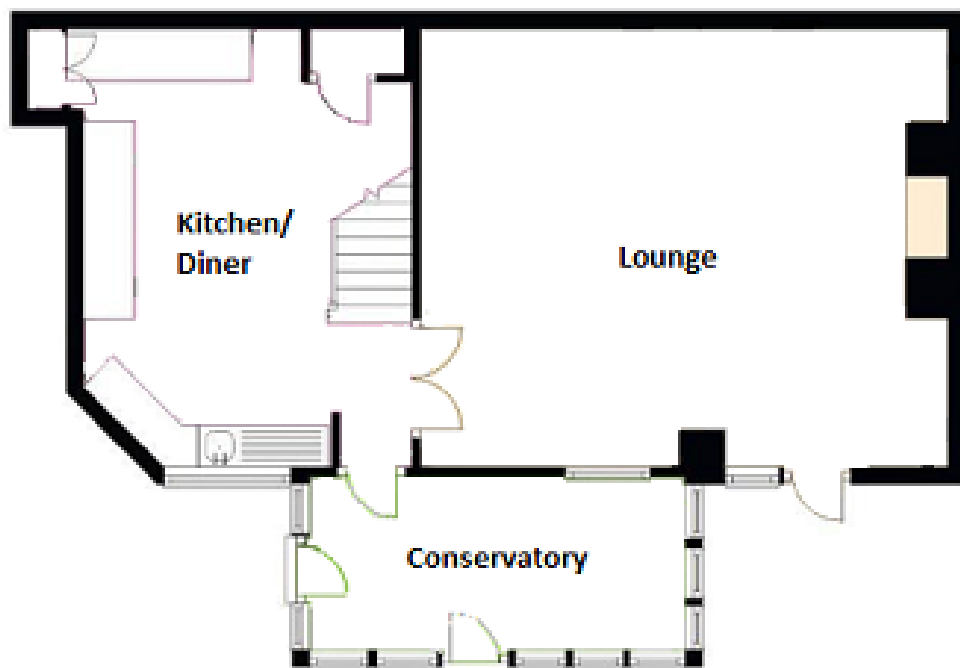
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



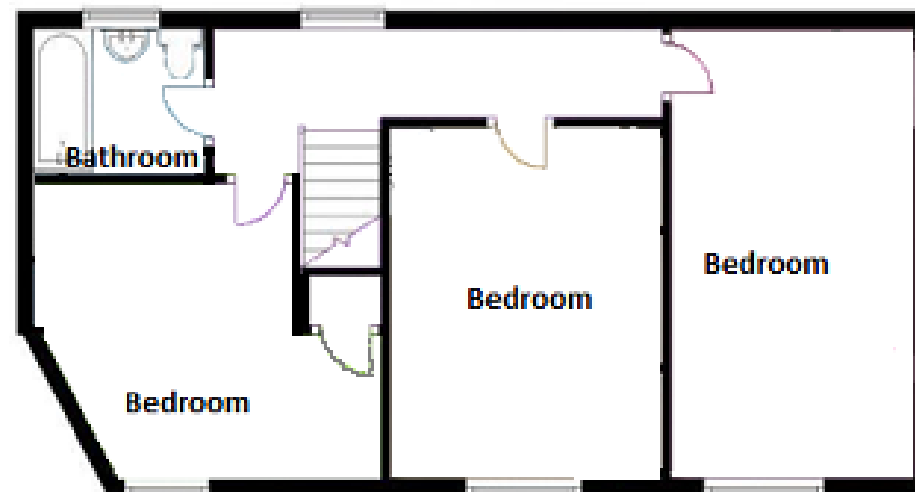




## Ground Floor



## First Floor



### Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.