

**SAMPLE
MILLS**



**Totnes Road
Abbotskerswell
Devon**

OIEO £130,000





Totnes Road, Abbotskerswell,
Devon

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A modern detached park home situated in the sought after Abbotshill Park development on the edge of the prestige area of Abbotskerswell.

The accommodation has been updated in recent years and has been fitted to a high specification with a new kitchen, new bathroom and new heating system, and also complementary two tiered decking area on the outside.

The accommodation comprises lounge/dining room with feature bay window with outlook over the front, quality fitted kitchen with built-in appliances including oven, fridge/freezer and dishwasher, two bedrooms and a recently re-fitted bathroom.

The property benefits from an enclosed South facing rear garden which is laid to paved patio and two tiered decking areas, there is also useful under house storage, storage sheds and off road parking to the side.

For those seeking a park home in this sought after location, this property is highly recommended to view, and is being sold fully furnished with NO ONWARD CHAIN.



Main Entrance

The main entrance is situated at the side of the property with uPVC double glazed double doors opening into:-

Porch area

Fully glazed white framed door opening into:

Kitchen - 3.00m x 2.70m (9'10" x 8'10")

Range of modern fitted base units. Wooden worktop surface areas. Built-in storage cupboard. Integrated fridge and freezer. Built-in stainless steel oven with Lamona hob and splashback. Partly tiled walls with bevel edged tiles. Matching range of wall mounted cupboards. One and a half bowl stainless steel sink drainer unit. Tongue and Groove white panelling to the wall. uPVC double glazed frosted window. Tiled flooring. Single panelled radiator.

Inner Hall

Thermostat control for central heating. Worcester boiler serving hot water and central heating with shelving below. Doors off to:

Bedroom 1 - 3.00m x 2.60m (9'10" x 8'6")

uPVC double glazed window. 2 built-in double wardrobes with dressing table area, drawers below and storage cupboards above. Single panelled radiator. TV point.

Bedroom 2 - 2.90m x 1.70m (9'6" x 5'7")

uPVC double glazed window looking over the rear. Built-in wardrobe with drawers. Single panelled radiator.

Bathroom

Comprising 3 piece suite. Wash-hand basin. Low level w/c. Large shower cubicle with standard shower. Chrome fitted radiator. uPVC obscure double glazed window. Circular light. Wood effect vinyl flooring. Wall mounted mirror. Shaver light and socket. Wood tongue and groove white panelling to the walls.

Lounge/Diner

Lounge Area - 4.20m x 3.00m (13'9" x 9'10")

'L' shaped Dining Area - 6.00m x 3.30m (19'8" x 10'10")

uPVC double glazed window to the side. uPVC double glazed bay window to the front with pleasant views over the surrounding area. A further uPVC double glazed door and glazed side panel opening onto the front of the property. Two double panelled radiators. TV point. Coving to ceiling.

Outside

The property benefits from off road parking for several cars to the side. Paved steps lead up to a uPVC double glazed door to the front, with gravelled areas ideal for pots etc.

A paved path leads round to the rear garden which is fully enclosed and private and being South facing enjoys a sunny aspect. The rear garden is laid to paved patio and two tiered timber decking area ideal for alfresco dining, and is enclosed by timber and bamboo fencing. There is a good range of ornate plants and attractive rockery display area. Outside water tap.

The property also benefits from under house storage and useful storage sheds.

Agent's Note

Council Tax Band: 'A' £1710.72 for 2026/27

EPC Rating: Exempt

Long Term Flood Risk: Very Low

Ground Rent: £209.79

No dogs

No restrictions on living at the property all year round

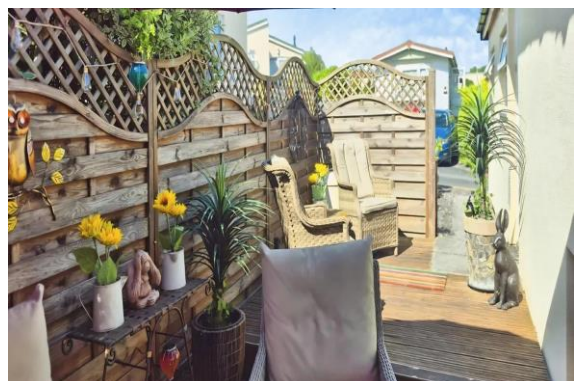
The exterior of the property has been professionally insulated

Location

Abbotskerswell is a picturesque village approximately 3 miles south of Newton Abbot. It is known for its peaceful rural setting, historic buildings and strong sense of community with a village hall, local events, sports clubs and church. Further benefits include bus service which runs between the towns and village, a popular local pub, hairdresser's, café and countryside walks.

Directions

From our Newton Abbot office, head toward Market Street. Turn left onto Highweek Street. Turn left onto A382. Turn right onto Wolborough Street/A381. Turn left. Restricted usage road. Destination will be on the left.





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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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.