

**SAMPLE
MILLS**



**Model Cottages
Slade Lane
Abbotskerswell
Newton Abbot
Devon**

£350,000
FREEHOLD





Model Cottages, Slade Lane, Abbotskerswell,
Newton Abbot, Devon

£350,000 freehold

A Semi-Detached Grade II listed property occupying a charming position in the popular village of Abbotskerswell, which is extremely well located for all local amenities to include the A38, A380, easy access to Totnes and Newton Abbot and the main rail line to London Paddington.

The property which retains much charm and character is stone built and is situated in the centre of the village, occupies a level location and is sold with NO CHAIN.

The accommodation internally comprises an entrance vestibule with downstairs cloakroom, a lounge/dining area, large kitchen/breakfast room and inner hallway. The property also benefits from a rear conservatory. Upstairs, there are 2 double bedrooms and a single bedroom. Both double bedrooms have an en-suite. There is an airing cupboard on this floor.

The property has ample parking to the side, a double garage and workshop area that can be used for working from home, study, or hobby interests and a south facing rear garden.

The property also has gas central heating, and it is part double glazed.

Viewing of this property is highly recommended for those seeking a character cottage in the centre of a village.



Hard wood glazed door with stained glass window to:

Entrance Vestibule

Downstairs Cloakroom

Low level w/c. Wash-hand basin. Tiled walls. Consumer box. Coving to ceiling.

Inner Hall

Storage cupboard. Radiator. Door through to:

Lounge/Dining Room

Lounge Area – 3.60m x 3.26m (11'10" x 10'8")

Cross beaded windows looking over the front with secondary glazing. Double panelled radiator. Feature fireplace, wooden surround, marble insert and hearth, brass surround and alcove recesses on either side with glass display shelving. Coving to textured ceiling. Arch through to:

Dining Area – 2.22m x 1.94m (7'3" x 6'4")

Cross beaded double glazed window to the side with recess sill. Single panelled radiator. Coving to textured ceiling. Door through to:

Inner Hallway

Louvre doors, under the stairs with shelving and light. Range of fitted base units, one housing the Mexico gas boiler serving hot water and central heating, with storage cupboards over and timer control unit. Arch through to:

Kitchen/Breakfast Room – 4.64m x 3.11m (15'3" x 10'2")

Breakfast Area

Coving to ceiling. Concealed lighting.

Open Plan Kitchen Area

Range of high quality fitted base units. Worktop surface areas. Prep areas. Stainless steel drainer 1½ with chrome mixer tap over. Built-in stainless steel oven with Halogen fitted Bosch hob. Part tiled walls. Further range of fitted base units with storage cupboards over and below. Built-in Miele dishwasher and washing machine. Drawers. Microwave housing. Built-in fridge. Built-in freezer. Storage cupboards over. Double glazed doors provide access onto the:

Rear Conservatory – 4.20m x 2.69m (13'9" x 8'10")

Double glazed patio doors provide access onto the rear of the property. Double glazed windows. Tiled walls. Power and light.

Dog leg staircase. Feature arch cross beaded window. Recess sill display area. Further range of shelving leading to:

Landing

Smoke detector. Access to loft area. Wooden balustrade. Airing cupboard with tank and shelving. Doors leading off to:

Master Bedroom – 4.59m x 3.10m (15'1" x 10'2")

Dual aspect cross beaded double glazed windows looking over the front. Double panelled radiator. Coving to ceiling. Door through to:

En-Suite Shower Room

Vanity wash-hand basin. Low level w/c. Cubed tiling, walk-in shower with seat, chrome fitted Mira power shower, inset lighting. Wooden Velux window. Shaver light and socket. Shaver mirror with light.

Bedroom 2 – 3.65m x 2.84m (12'0" x 9'4")

Cross beaded double glazed windows with secondary glazing facing the front. Recess sill. Double panelled radiator. Textured ceiling. Door through to:

En-Suite Bathroom

Panelled bath. Wash-hand basin. Low level w/c. Tiled walls. Obscure glazed window. Medicine cabinet.

Bedroom 3 – 2.74m x 2.69m (9'0" x 8'10")

Cross beaded double glazed windows looking over the rear. Single panelled radiator. Recessed area.

Double Garage – 4.70m x 2.82 (15'5" x 9'3")

There is a double garage, with electric up and over door, which has been divided up into an office/workshop and could be used for those that want to either work from home or have a particular hobby or interest.

Outside

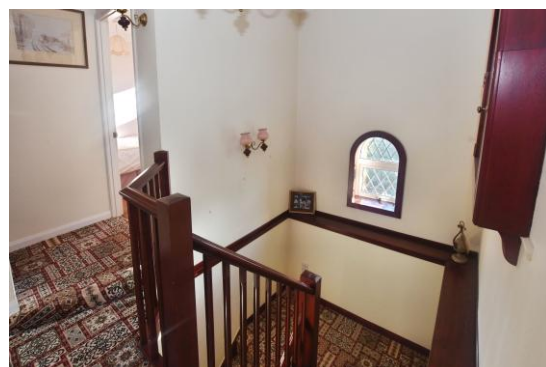
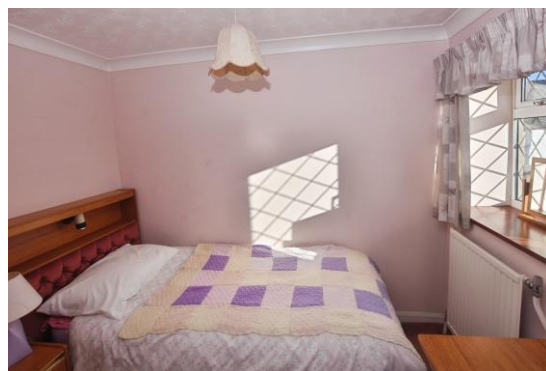
The property is approached by a wrought iron gate leading to the front path which has a range of borders, shrubs and plants. There are two side gates that give access to the side of the property that has off road parking for several cars, leading to the garage. The property has a south facing rear garden.

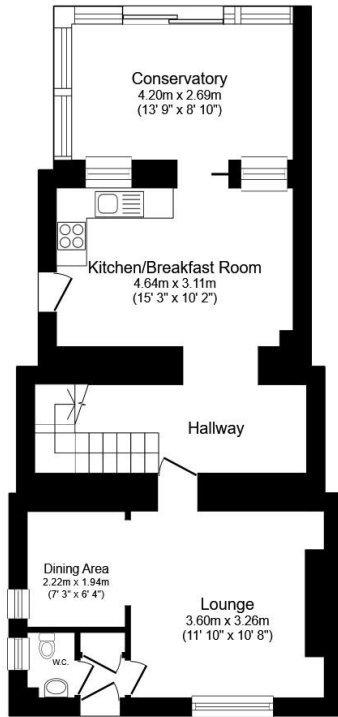
Agent's Note

Council Tax Band: 'E' £2993.30 for 2025/26

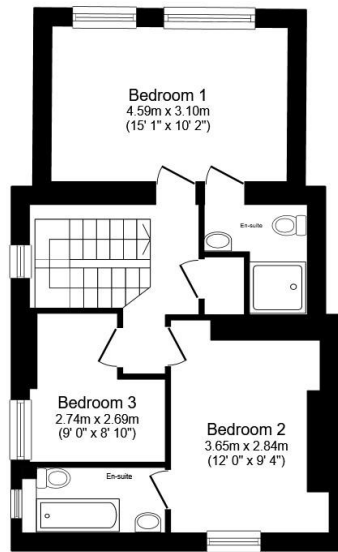
EPC Rating: 'E'

Long Term Flood Risk: Low

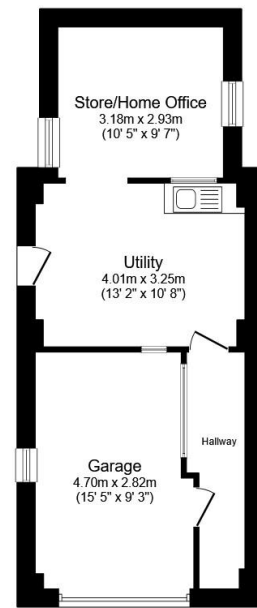




Ground Floor
Floor area 68.0 sq.m. (732 sq.ft.)



First Floor
Floor area 54.5 sq.m. (587 sq.ft.)



Outbuilding
Floor area 43.7 sq.m. (470 sq.ft.)

Total floor area: 166.2 sq.m. (1,789 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		84 B
69-80	C		
55-68	D		
39-54	E	53 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.