25 ABBOTTS PARK

CORNWOOD | DEVON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

25 Abbotts Park
Cornwood | Devon | PL21 9PP

AT A GLANCE
Set in established gardens in the South Devon village of Cornwood, this four-bedroom detached house has a garage, driveway parking and views towards the surrounding countryside from parts of the house.

THE PROPERTY
The living room has a leafy outlook over the garden. A wood-burning stove sits within a broad brick fireplace, giving the room a natural focal point. A separate dining room lies across the hall, with a window overlooking the garden. The kitchen/diner has cupboards and work surfaces, a wide window above the sink, and space for a dishwasher, freestanding fridge freezer and cooker. There is room for informal dining.

A glazed entrance porch opens to the hallway, and a side lobby leads to the garage and a cloakroom/WC. Upstairs, a window lights the landing, which leads to four bedrooms. Bedroom one has an en suite shower room with an enclosed shower, basin and WC. A second shower room, reached from the landing, has a walk-in shower, basin and WC. Some windows look towards the countryside, while others overlook neighbouring gardens and houses.

OUTSIDE
Lawns extend around three sides of the house, bordered by mature hedging, shrubs and planted beds, with climbing plants softening the walls. A paved terrace provides a place to sit outside, and a garden pond is set among the planting. A pedestrian gate links the garden with the driveway, beside the garage where there is parking for four cars.

LOCATION & SITUATION
Cornwood lies on the southern edge of Dartmoor and has a primary school, church and pub. Ivybridge, about 3 miles away, offers a wider choice of shops, schools and services, together with a railway station. The A38 connects towards Plymouth and Exeter, making the house a practical base for the moor and South Devon's coast.

Modbury Office
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Property Details

Services:	Mains water, drainage and electricity. Oil-fired central heating.
EPC Rating:	Current D; potential C.
Council Tax:	Band F
Tenure:	Freehold
Authority:	South Hams District Council

Key Features

- Four-bedroom detached house of approximately 134.8 sq m / 1,452 sq ft, excluding the garage.
- Living room with wood-burning stove, a separate dining room and a kitchen/diner.
- En suite shower room to the Principal bedroom, a further shower room and a ground-floor cloakroom/WC.
- Established level gardens with lawns, paved terrace and ponds, together with a garage and driveway parking for four cars.

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

From our Modbury office, take the A379 west towards Plymouth. After about 2 miles, at the roundabout, take the A3121 towards Ermington and Ivybridge. Continue into Ivybridge and follow signs for Cornwood. On reaching Cornwood ignore satellite navigation and carry straight on up the hill into the centre of the village, turn left at The Cornwood Inn, follow the road to the green, turn left (signposted Church), Abbotts Park is second on the left, opposite the Church.

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Viewing

Strictly by appointment with Marchand Petit, Modbury, on 01548 831163.

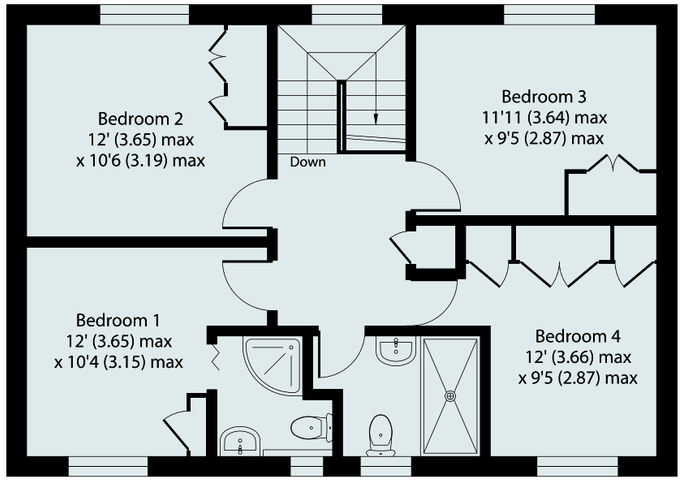




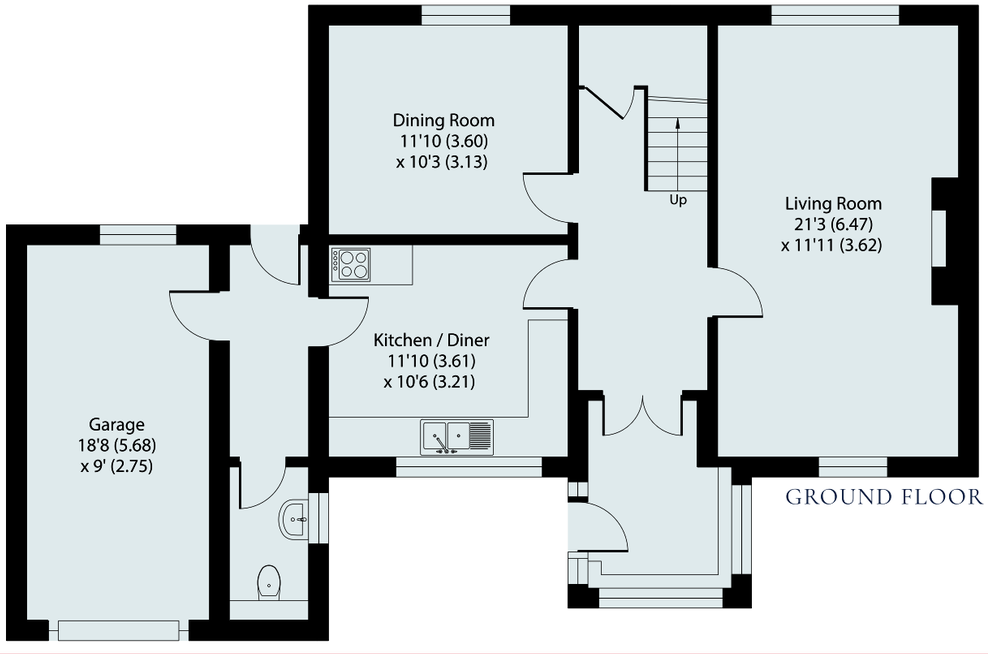
FLOOR PLAN

Approximate Area (excluding garage) = 1452 sq ft / 134.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Marchand Petit Ltd. For identification only, not to scale. Measurements are approximate.





IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. 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 any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.