

SIMPLY GREEN



**Forde Close, Abbotskerswell, Newton Abbot, TQ12 5NN**

Newton Abbot

Guide Price

**£300,000**

**Bedrooms: 2 Bathrooms: 1 Receptions: 1**

Located in a quiet cul-de-sac within the sought-after village of Abbotskerswell, this detached bungalow has been in the same ownership for around 30 years and offers excellent potential. The accommodation includes an entrance porch and hallway, a bright living room to the front and a kitchen to the rear with access to the garden. There are currently two double bedrooms, although the property was originally designed as three, offering potential to reinstate the third bedroom if required. A modern shower room completes the layout. Outside, the property benefits from enclosed gardens, with a particularly private rear garden featuring lawn and patio areas, a summer house and several sheds. A brick-paved driveway provides ample off-road parking and leads to a large former garage now used as a workshop. Newton Abbot, approximately 1.5 miles away, offers a wide range of amenities and transport links.

### **Location**

Forde Close is situated within the sought-after village of Abbotskerswell, a picturesque and well-regarded community offering a traditional village atmosphere. Local amenities include a well-known village inn, primary school and coffee shop, while the nearby market town of Newton Abbot, approximately 1.5 miles away, provides a wider range of shops, services and transport links. The village is known for its active community, with a variety of clubs, groups and social activities available for residents.

### **Services**

Mains Electricity  
Mains Gas  
Mains Water  
Mains Drainage

### **Local Authority**

Teignbridge District Council





### **Ground Floor Accommodation**

An entrance porch provides a practical space for coats and shoes before leading into the central hallway, which benefits from a useful double storage cupboard. The main living room is positioned at the front of the property and enjoys a pleasant outlook through a large window, allowing plenty of natural light to fill the space.

To the rear of the bungalow is the kitchen, fitted with a range of units and providing access directly to the garden via a rear door. The room also benefits from a useful double larder cupboard offering additional storage.

The property currently offers two well-proportioned double bedrooms. Originally designed as a three-bedroom layout, two rooms have been combined to create a larger principal bedroom featuring two windows and two doorways, meaning the property could be reconfigured back to three separate bedrooms if required.

Completing the accommodation is a modern shower room fitted with a white suite, including a glazed shower enclosure, wash hand basin and WC.

### **External Features**

The property occupies a well-enclosed plot within a quiet cul-de-sac setting. To the side of the bungalow is a neatly laid brick-paved driveway providing off-road parking for several vehicles.

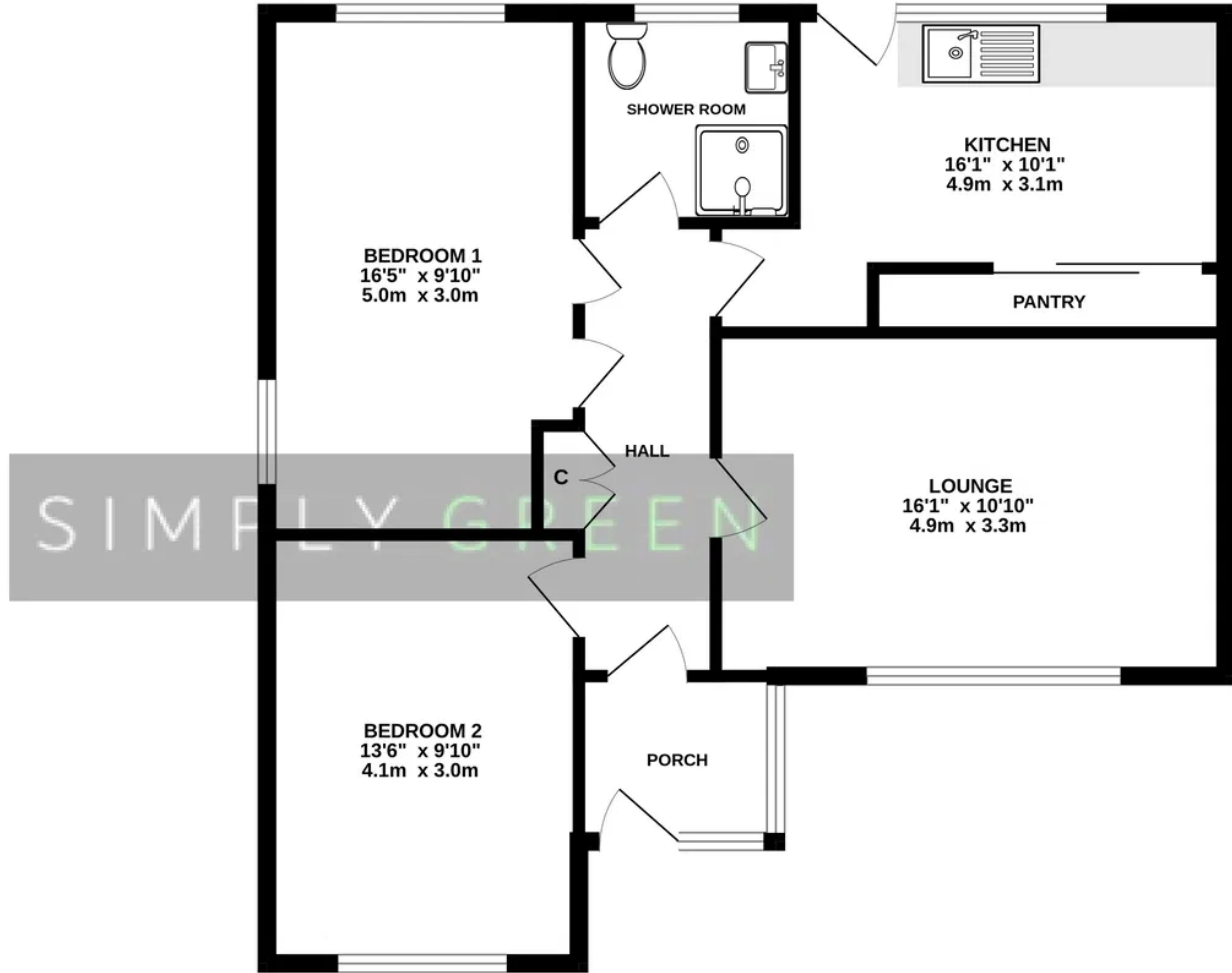
The rear garden offers a high degree of privacy and includes areas of lawn and patio, creating a pleasant outdoor space for relaxing or entertaining. A summer house and a selection of sheds and storage buildings provide additional versatility. At the far end of the driveway is a substantial former garage, now utilised as a spacious workshop or hobby room.



WORKSHOP



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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