

**SAMPLE
MILLS**



**Manor Road
Abbotskerswell
Newton Abbot
Devon**

£395,000
FREEHOLD





Manor Road, Abbotskerswell, Newton Abbot,
Devon

£395,000 freehold

A well-presented detached family home occupying an enviable position on the edge of the sought-after village of Abbotskerswell, enjoying far-reaching views across the village and surrounding countryside. Offering spacious and versatile accommodation, the property comprises three generous double bedrooms, 'L' shaped lounge/dining room with feature fireplace with wood burner, kitchen/breakfast room, modern family bathroom and separate cloakroom/WC.

The property offers landscaped gardens, garage, outbuilding and driveway parking, together with excellent scope to extend, underfloor heating and uPVC double glazing throughout. To the rear, the property adjoins open fields, creating a peaceful and secluded setting.

An excellent opportunity to acquire a detached home in a desirable setting, with superb views. **NO ONWARD CHAIN.**

The property is situated on the edge of Abbotskerswell with easy access to the primary school, the pub, church, community centre, shop and café, together with gaining easy access to both Totnes and Newton Abbot with its further range of facilities and amenities including good rail links, bus routes and secondary schools etc.



uPVC part double glazed door with side screen opening through to:

Entrance Hall

Telephone point. Dado rail. Staircase rising to first floor. Understairs storage cupboard. Underfloor heating within laminate flooring and digital control panel. Built-in shelved cloaks cupboard. Door to:

Cloakroom

Low flush suite. Pedestal wash-hand basin with tiled splashback. Panelling to dado height. Obscure uPVC double glazed window. Underfloor heating and digital control panel.

Lounge/Diner – 6.95m x 3.33m (22'10" x 10'11")

Wood burner set on a raised hearth within feature fireplace and exposed beam over. TV point. Wall light points. Underfloor heating within laminate flooring. uPVC double glazed window to side. Digital control panel for the underfloor heating. uPVC double glazed sliding patio doors to the front enjoying views over the village and countryside.

Kitchen/Breakfast Room – 4.28m x 2.37m (14'1" x 7'9")

Inset 1½ bowl stainless steel sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Tiled splashback areas. Built-in 4 ring electric hob with extractor hood above. Built-in oven. Integrated dishwasher. Plumbing for washing machine. Integrated fridge. Breakfast bar. Underfloor heating with digital timer control panel. uPVC double glazed window looking over the rear garden. Tiled flooring. Tall storage cupboard. Spotlight points. USBs set within the power points. uPVC half double glazed door to outside.

Bedroom 3 – 3.83m x 3.28m (12'7" x 10'9")

uPVC double glazed window overlooking the rear. Walk-in shelved wardrobe housing fuse board. Coving to ceiling.

First Floor Landing

uPVC double glazed window to side enjoying distant views over the village and countryside. Built-in shelved airing cupboard housing the tank. Hatch to the roof space. Digital control panel for underfloor heating in the bathroom.

Bedroom 1 – 3.62m x 3.60m (11'11" x 11'10")

Night storage heater. uPVC double glazed window to front enjoying views over the village and countryside beyond.

Bedroom 2 – 3.63m x 3.29m (11'11" x 10'10")

Night storage heater. uPVC double glazed window to rear aspect overlooking the fields.

Bathroom

Inset bath with shower mixer tap attachment. Wall mounted wash-hand basin. Low level w/c. Fully tiled walls. Underfloor heating. Obscure uPVC double glazed window.

Garage – 5.41m x 2.42m (17'9" x 7'11")

Metal up and over door.

Workshop

Power and light. Houses the flue for the wood burner.

Outside

The property is approached via a generous driveway and parking area, providing ample off-road parking and access to the garage.

The attractive front garden is thoughtfully landscaped, with the patio doors opening directly onto a paved terrace surrounded by established planting. Stepping stones lead through the garden to a further patio, creating a lovely, elevated spot from which to sit and enjoy the far-reaching views across Abbotskerswell.

Continuing down the garden, a gravelled area provides another secluded space, surrounded by mature trees, shrubs and established planting, together with useful additional storage. The garden continues to the rear, where there is a further paved area, outbuilding and steps leading to a predominantly lawned area, enclosed by hedging and mature planting.

Agent's Note

Council Tax Band: D £2566.08 for 2026/27

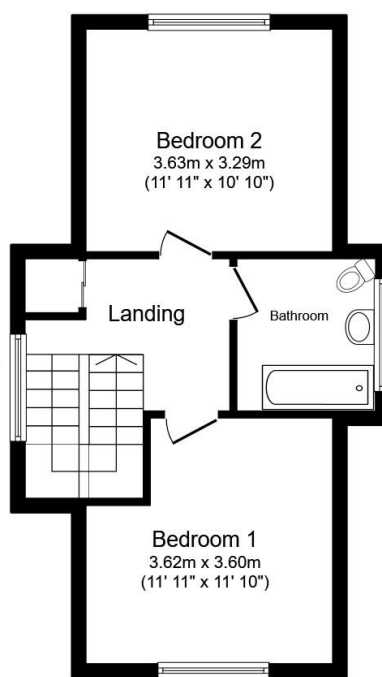
EPC Rating: F

Long Term Flood Risk: Very Low

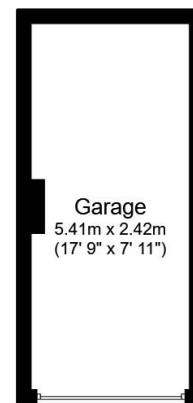




Ground Floor



First Floor



Garage

Total floor area: 120.1 sq.m. (1,293 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



3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	24 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.

S712 Ravensworth 0191 917 9331