SAMPLE MILLS



Totnes Road
Abbotskerswell
Devon

£45,000







Totnes Road, Abbotskerswell, Devon

£45,000



This 1 bedroom Park Home is situated on the edge of Abbotskerswell with easy access to the local pub, church, community centre 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 and bus routes.

The property is situated in a popular location and is sold with NO CHAIN.



The accommodation internally comprises entrance vestibule, lounge, kitchen/breakfast room, bathroom and bedroom.

The property has allocated parking and garden.

Viewing is highly recommended for those seeking a Park Home situated in the sought after area of Abbotskerswell which provides easy access for all local amenities.

uPVC double glazed door to entrance hallway

Bedroom 1 - 3.10m x 2.40m (10'2" x 7'10")
Single panelled radiator. TV point. Double glazed windows looking over the front.

Bathroom
Comprising 3 piece suite. Panelled bath. Low level w/c. Wash-hand basin. Shaver light and socket. Obscure double glazed window. Part tiled walls. Fitted Mira shower.

Kitchen/Breakfast Room - 2.90m x 2.80m (9'6" x 9'2")
A range of fitted base units with worktop surface areas. A range of wall mounted cupboards. Gas cooker point. Plumbing for washing machine. Stainless steel drainer 1 1/2. uPVC double glazed windows to the rear. Double panelled radiator. Glazed door through to:

Lounge - 3.10m x 2.97m (10'2" x 9'9")
Double panelled radiator. Feature fireplace, tiled surround, mantle over and hearth. Built-in storage cupboards housing the wall mounted gas boiler serving hot water and central heating. Feature uPVC double glazed bay window looking to the side with recess sill. Double glazed window to the front. uPVC double glazed door with stained glass windows.

Agent's Note
Council Tax: Band 'A'

EPC Rating: Exempt

Long Term Flood Risk: Very Low

Service charge: £204 pcm

Age restriction: Over 50's

No pets

Directions
From our Newton Abbot Office, turn left onto Market Street. Turn left onto Bradley Lane/A382. Turn left onto Wolborough Street/A381. Turn right onto Church Road. Turn right onto Coach Road. Bear right at Coach Road. Turn right onto Old Totnes Road. At the roundabout take the first exit onto Totnes Road/A381. You have arrived. Your destination is on the left.

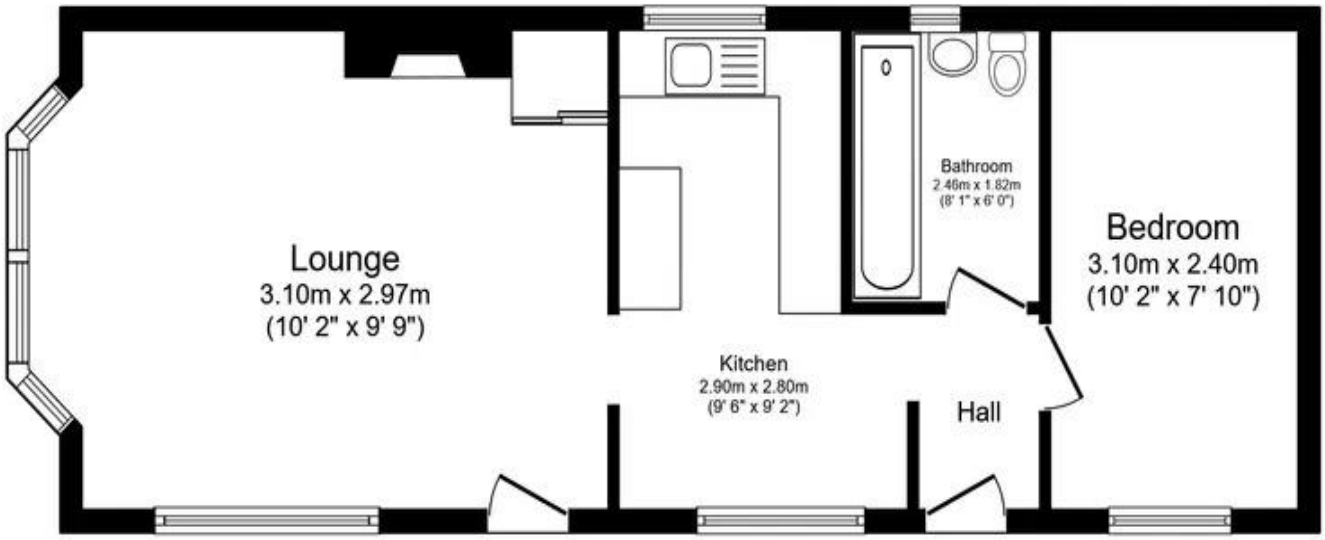












Floor Plan

Total floor area: 52.3 sq.m. (563 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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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.