



Connells

Abbotshill Park Totnes Road
Abbotskerswell Newton Abbot

Abbotshill Park Totnes Road Abbotskerswell Newton Abbot TQ12 5NG

for sale offers in excess of
£130,000



Property Description

Located in a peaceful and well-maintained residential park in Abbotskerswell, this delightful one bedroom park home offers a fantastic opportunity for those looking to downsize or enjoy single level living in a friendly and semi-rural community.

The home opens into a light and inviting lounge featuring a charming feature fireplace, tasteful décor and large windows that bring in plenty of natural light. The adjoining kitchen is functional and well-kept, offering ample cupboard space, countertop preparation areas, and room for a small dining table - perfect for everyday living.

The generous double bedroom includes integrated storage and comfortably accommodates additional furniture, while the adjacent shower room is neat and practical.

Outside, the property enjoys a private, low-maintenance garden with several patio seating areas - ideal for relaxing outdoors. The wraparound space also includes decorative planting, a garden shed, and is enclosed for extra privacy.

Additional benefits include driveway parking, double glazing, mains gas central heating, and easy access to village amenities, transport links, and scenic countryside walks.

This home would suit retirees, individuals, or couples looking for a quiet, community-oriented lifestyle with excellent local convenience.

Front Of The Property

Allocated parking space with several steps leading up to two entrances into the property - via the lounge or into what is being used as a utility room.

Utility

Double glazed window to the side of the property, sliding door into the inner hallway.

Inner Hallway

Doors to principle rooms.

Lounge

12' 1" max x 9' 8" max (3.68m max x 2.95m max)

Obscure double glazed door to the side with double glazed windows to the front and side of the property, feature fireplace with wooden surround and electric fire. Wall mounted radiator.

Kitchen

9' 8" max x 7' 5" max (2.95m max x 2.26m max)

Obscure double glazed window, wall and base units, one bowl stainless steel sink/drainer, electric hob, oven, integrated fridge/freezer, part tiled.

Bedroom One

10' 5" max x 9' 9" max (3.17m max x 2.97m max)

Two double glazed windows to the side of the property, built-in wardrobes and a wall mounted radiator.

Shower Room

Obscure double glazed window, shower cubicle, WC, wash hand basin, fully tiled and a wall mounted radiator.

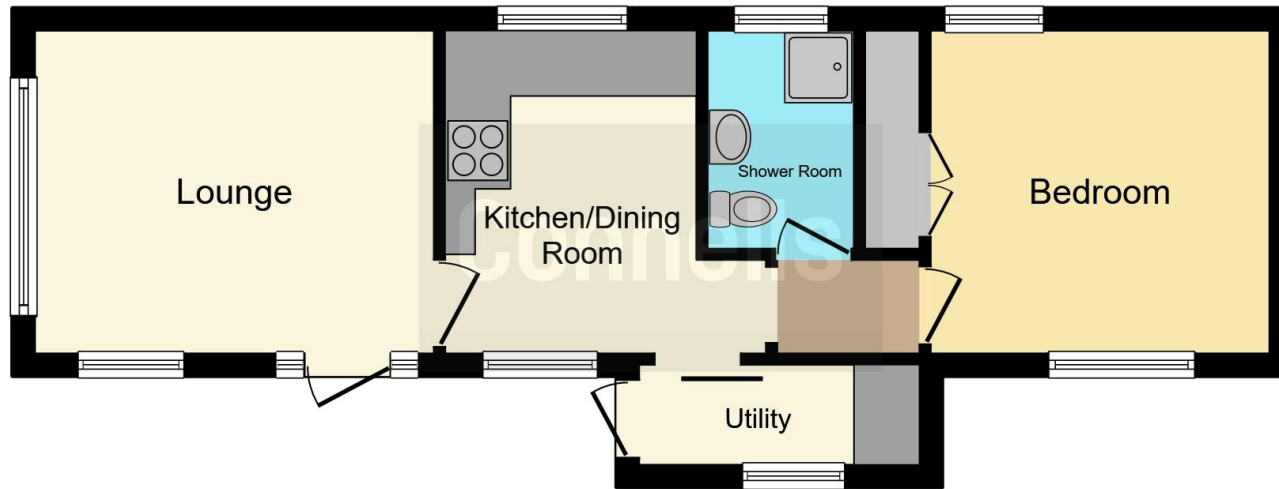
Outside

Wonderful low maintenance wrap-around garden which offers a high degree of privacy and a shed for additional storage.









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

To view this property please contact Connells on

T 01626 365 064
E newtonabbot@connells.co.uk

4 Bank Street
NEWTON ABBOT TQ12 2JW

EPC Rating: Exempt
Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/NAB312957

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: NAB312957 - 0007