



## Newton Abbot

3x  1x 

ENERGY RATING F24

- Video Walk-through Available
- Impressive Detached House
- 3 Double Bedrooms
- Lounge/Diner With Woodburning Stove
- Modern Kitchen/Breakfast Room
- Family Bathroom & Downstairs WC
- Driveway, Garage & Gravelled Parking Space
- Gardens With Patio, Lawn & Sun Terrace
- Spectacular Views
- Sought-After Village Location

**Guide Price:**  
**£400,000**

FREEHOLD

# 4 Manor Road, Abbotskerswell, Newton Abbot, TQ12 5PR



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

## 4 Manor Road, Abbotskerswell, Newton Abbot, TQ12 5PR

A detached family home, situated on the edge of this desirable village backing onto fields and enjoying fantastic views over Abbotskerswell. The spacious and well-presented accommodation includes three double bedrooms, lounge/dining room, a modern fitted kitchen/breakfast room, modern bathroom and cloakroom/WC. The property has the potential to extend, uPVC double glazing is installed, and outside there are landscaped gardens, garage and driveway parking. Internal viewings come highly recommended to appreciate the sought after village location, lovely gardens and superb views on offer.

Picturesque Abbotskerswell is a popular village with a thriving community. In addition to the primary school, church and popular inn/restaurant there are various activity groups, sports clubs and parish amenities. A timetabled bus service operates to the nearby market town of Newton Abbot offers a wide range of shopping, business and leisure facilities, a mainline railway station and A380 dual carriageway access to Exeter and the M5 beyond.

### The Accommodation:

A uPVC part obscure double-glazed entrance door with obscure double-glazed side panel leads to the entrance hallway with underfloor heating, storage cupboard, stairs to first floor with cupboard under and a cloakroom/WC with low-level WC, pedestal wash basin, part panelled walls to dado level and uPVC obscure double-glazed window. The lounge/diner is a light and airy L-shaped room with uPVC double-glazed sliding patio doors opening to the front garden enjoying superb views over Abbotskerswell, woodburning stove, underfloor heating and uPVC obscure double-glazed window to side. The kitchen/breakfast room is superbly fitted with a modern range of wall and base units with worksurfaces, splashback, inset single drainer sink unit, breakfast bar, built-in double oven, hob, fridge and dishwasher and plumbing for washing machine, tiled flooring with underfloor heating, uPVC double-glazed window overlooking the rear garden and uPVC double-glazed door leading to outside. Also, on the ground floor there is a bedroom with uPVC double-glazed window overlooking the rear garden and large walk-in storage cupboard.

Upstairs on the first floor the landing has a uPVC double-glazed window to side enjoying pleasant views over the village, access to loft and an airing cupboard housing lagged hot water cylinder, fitted immersion and slatted shelving. Bedroom one has a uPVC double-glazed window to front enjoying superb views over Abbotskerswell and a night storage heater.

Bedroom two has a uPVC double-glazed window to rear enjoying superb views over the rear garden and countryside beyond and a night storage heater. The bathroom comprises a tiled panelled bath with mixer tap/shower attachment, separate shower over, rail and curtain, tiling to surround, low-level WC, wash basin, underfloor heating and uPVC obscure double-glazed window.

### Parking:

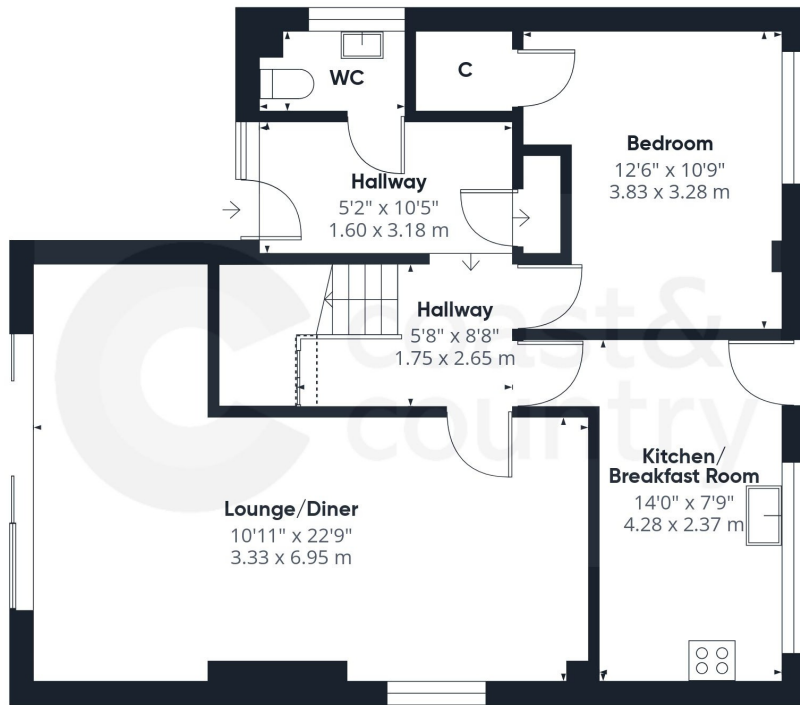
Outside to the front there is a long driveway leading to a single garage with metal up and over door. The driveway provides ample parking and there is an additional gravelled parking space.

### Gardens:

Steps lead to the front door and the garden has been landscaped for ease of maintenance and enjoys a sunny aspect with views over Abbotskerswell and has a paved patio, magnolia tree, gravelled area with a variety of shrubs and gravel and paved path leading to a paved sun terrace, perfect for enjoying the sun and alfresco dining. There is also a further gravelled area with established shrubs and powered store. A path to side leads to the rear garden which has a retaining wall and steps leading to a lawned area with hedging to rear boundary and shrub borderers. There is a gravelled seating area with ornamental pond to one corner and an additional versatile out-building to the side of the property which could be used to house a tumble dryer or fridge/freezer.



# 4 Manor Road, Abbotskerswell, Newton Abbot, TQ12 5PR



Ground Floor Building 1

**Approximate total area<sup>(1)</sup>**

1203 ft<sup>2</sup>  
111.8 m<sup>2</sup>

**Reduced headroom**

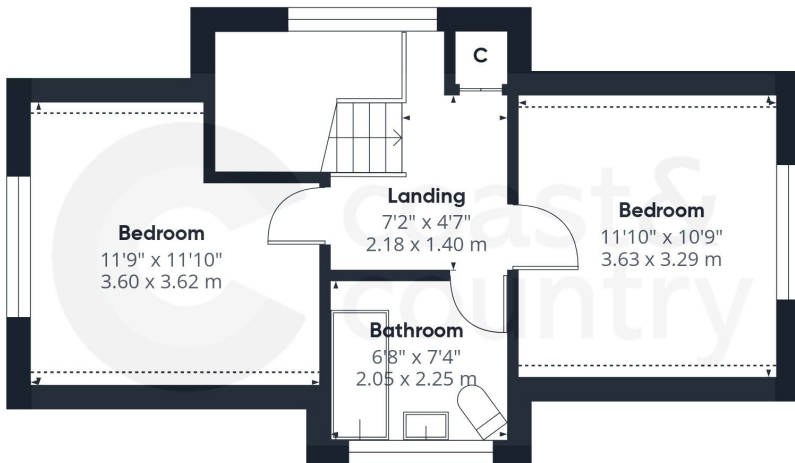
21 ft<sup>2</sup>  
2 m<sup>2</sup>

(1) Excluding balconies and terraces

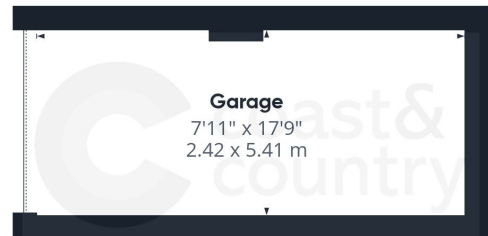
Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1 Building 1



Ground Floor Building 2

**Agents Notes:**

Council tax: D

Tenure: Freehold

Mains water. Mains drainage. Mains electricity.

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

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		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.