



# 3 Wilton Way

Abbotskerswell, Newton Abbot, TQ12 5PG



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A spacious extended 3 bedroom detached bungalow occupying a level location situated in the heart of Abbotskerswell village providing easy access for all local amenities to include the village shop, primary school, church and pub.

The property has previously been tastefully updated both internally and externally and must be viewed to be appreciated.

Further benefits include gas central heating, uPVC double glazing, garage plus off road parking.

## Mileages

Newton Abbot approx. 2.3 miles, Totnes approx. 6.8 miles, Plymouth approx. 30.7 miles, Exeter approx. 20 miles. (London Paddington via Newton Abbot Train Station approx. 2.15 hours).

## Situation

The village of Abbotskerswell is a highly regarded community that offers an excellent primary school and noted village inn. The surrounding unspoilt countryside provides many opportunities for outdoor pursuits including walking, riding and sailing. The beautiful South Devon beaches are within short motoring distance. Newton Abbot is the local market town, being about 2 miles distance and offering good shopping facilities, recreational and educational provision and a mainline railway station to London Paddington. The celebrated historic market town of Totnes is about 7 miles and has a unique range of small shops, cafes and restaurants. Totnes also offers a mainline station and gives access to beautiful South Hams countryside.

## Accommodation

Storm porch uPVC double glazed display window and door to Entrance hallway with wooden effect flooring. Door to garage, light and power. Open Plan Kitchen/Dining Area with a range of high gloss base units. Worktop surface areas. Built-in dishwasher. Recess space for fridge/freezer. Induction hob. Built-in double oven. Splashback and extractor fan. uPVC double glazed window. Larder. Single drainer sink unit with mixer tap. Concealed LED lighting. Skylight. Radiator. Door to lounge. Door to: Rear Porch with door to garden. Consumer box and electric smart meter.

Lounge with uPVC double glazed doors and display window out into the rear garden. uPVC double glazed door onto the side conservatory, Built-in log burner. TV point. Conservatory with wooden flooring. Apex ceiling. Brick based conservatory. uPVC double glazed patio doors onto the rear. Double panelled radiator. Inner hallway with ladder radiator. Doors off to: Extended Master Bedroom with uPVC double glazed window. Double panelled radiator. Door through to En-Suite Wet Room with low level W.C., wash hand basin. AKW shower. Obscure glazed window. Circular light. Extractor fan. Bedroom Two faces over the rear garden. Recess built-in wardrobe. uPVC double glazed window. Single panelled radiator. Bedroom Three uPVC double glazed window. Single panelled radiator. Bathroom with panelled bath. Level W.C. Vanity wash hand basin. Tiled walls. Recessed area with fixed mirror. Extractor fan. Circular light. Chrome fitted towel rail. Fitted power shower and mixer tap over.



### Outside

The property has a paved path to the front with hard standing. Level lawned garden with a good range of borders, shrubs and plants with two flower beds with wooden boxes. There is an outside water tap. Outside security light. Wooden garden shed. The paved path leads around to the rear. Garden Shed/ storage cupboard, paved garden with fence surround, gravelled areas, level garden with some wooden decking and a further patio area.

### Garage

Accessed off the hallway. Electric up and over door. Window to the side. Power and lighting. Plumbing for washing machine. Wall mounted Ideal gas boiler serving hot water and central heating.

### Council Tax

Band D.

### Energy Performance Certificate

Energy rating C.

### Tenure

Freehold.

### Services

Mains electricity. Mains water and drainage. Gas central heating.

### Local Authority

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot. TQ12 4XX.

### Viewing Arrangements

By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

### Directions

From Totnes take the A381 road towards Newton Abbot. From Newton Abbot head west on East Street/A381 towards Webster Close. Turn left onto Odle Hill then turn right towards Court Grange Lane. Continue onto Court Grange Lane. Turn left onto Wilton Way then take the next turning left the property will be found on your left. What3Words: straw.tell.timing



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approximate Gross Internal Area  
126 sq m / 1356 sq ft

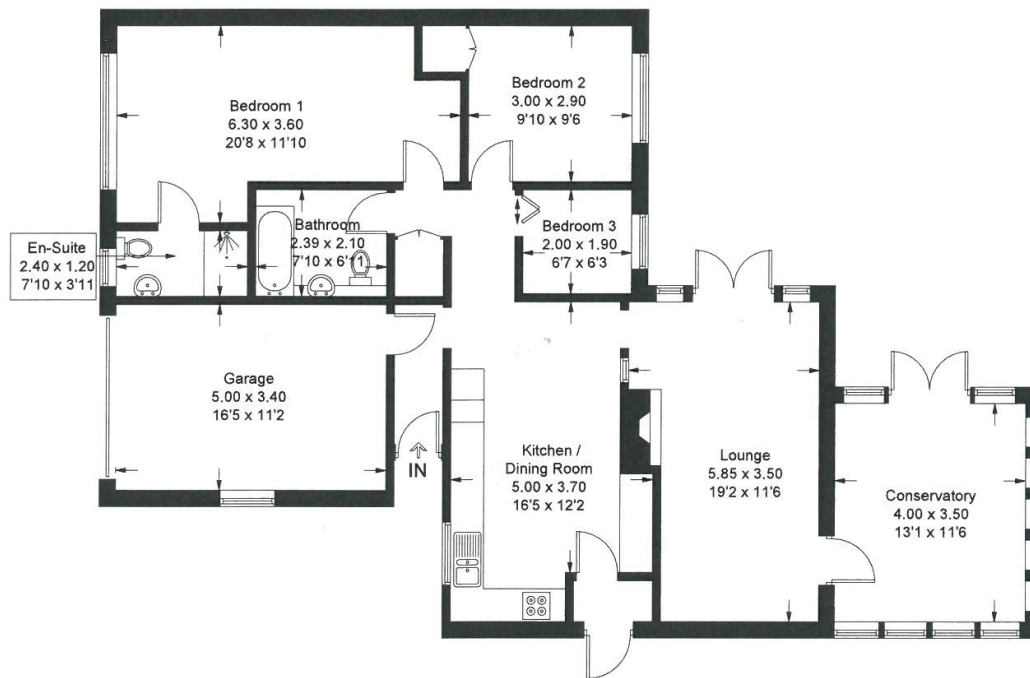


Illustration for identification purposes only, measurements are approximate, not to scale. Fourfabs.co © (ID1201281)



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