

SIMPLY GREEN

Forde Close, Newton Abbot, TQ12 5NN

Newton Abbot -



Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

- First time on the market in approximately 60 years
- Sought after village location in Abbotskerswell
- Three bedroom detached home
- Lounge/Diner with double aspect and garden views
- Well equipped kitchen with integrated electric oven
- Useful utility room and family bathroom
- Three bedrooms, including principal bedroom with built in shower and wash basin
- Lower ground floor versatile room with direct garden access
- Generous garden with patio, decking and two substantial allotment areas
- Driveway, garage storage, additional outside storage and WC

Property Type: Detached Bungalow

A delightful three bedroom detached home, offered to the market for the first time in approximately 60 years. In a sought after position on the outskirts of the popular village of Abbotskerswell. The property offers well proportioned accommodation including three bedrooms, family bathroom, lounge/diner, kitchen, utility room and useful lower ground floor space. Outside, the property benefits from a driveway, garage, landscaped garden, patio and decked areas, together with two substantial allotment style garden areas. An additional storage with WC is located underneath the garage but can be accessed via aside door from the paved area. Ideally situated within walking distance of village amenities, parks, tennis courts and countryside walks,. With Newton Abbot, Totnes, Dartmoor and the South Devon coast all within easy reach.





For the first time in approximately 60 years, this delightful three bedroom detached home is being offered to the market, occupying a desirable position on the outskirts of the sought after village of Abbotskerswell.

Internally

Approached via a private driveway, the property opens into a bright and welcoming hallway, providing access to the principal accommodation. To the right is a useful utility room with wash basin, extensive storage cupboards and space for a washing machine and tumble dryer.

The family bathroom is positioned along the hallway and is fitted with a WC, wash basin and electric shower. There are three bedrooms, with the third bedroom situated towards the front of the property, while the second bedroom is a comfortable double benefiting from a wash basin and side facing window. The principal bedroom enjoys a pleasant outlook towards the rear garden and features a built in shower, wash basin and excellent built in storage surrounding the bed area.

The heart of the home is the lounge/diner, which houses double aspect windows allowing plenty of natural light. The dining area overlooks the well maintained garden and currently incorporates a home office area, while the adjoining lounge provides a comfortable space to relax, with an electric fire and TV aerial point.

Stairs from the lounge lead down to the lower ground floor, where there is a well equipped kitchen and further dining space. The kitchen benefits from an integrated electric oven, ample storage and a sink positioned to enjoy views across the rear garden.

A further useful basement style room is located beneath the master bedroom. This versatile space benefits from power, a window overlooking the side of the property. Double sliding doors from the diner open directly onto the garden.

Externally

Outside, the property continues to impress with a generous and well maintained garden. The sliding doors open onto a paved patio, creating an ideal area for outdoor dining and entertaining. Steps lead down to a decked section, with a pathway continuing towards two particularly generous allotment style garden areas, offering excellent space for keen gardeners, growing produce or simply enjoying the outdoors.

There is also additional storage beneath the garage, together with a useful outside WC and window.

Anti-Money Laundering (AML):

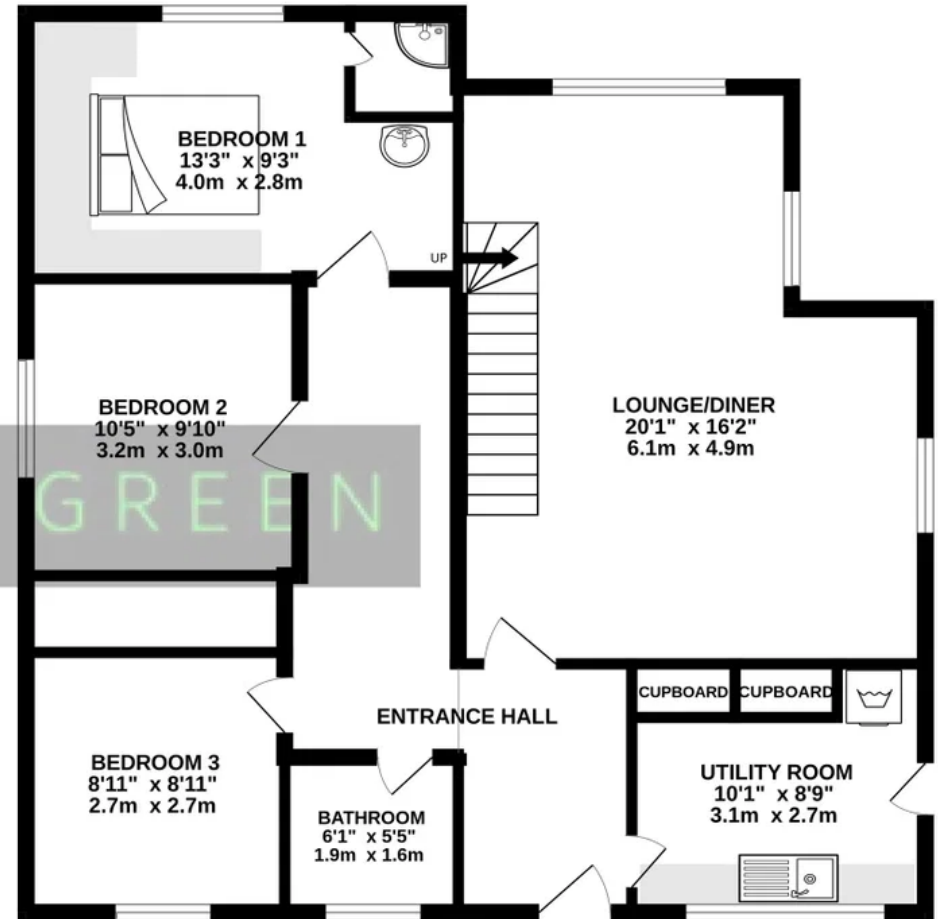
In line with current legislation, all purchasers are required to complete Anti-Money Laundering identity verification. A charge of **£30.00 + VAT (£36.00 inclusive)** per purchaser applies and is payable to Simply Green Estate Agents before the verification process can be completed.



LOWER GROUND FLOOR



GROUND FLOOR



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88 Queen Street
Newton Abbot
Devon
TQ12 2ET