



Abbotskerswell

2x  1x 

ENERGY
RATING
C69

- Video Walk-through Available
- Detached Bungalow
- 2 Double Bedrooms
- Lounge With Feature Fireplace
- Modern Kitchen
- Triple Aspect Dining Room
- Entrance Hall
- Front & Rear Gardens
- Driveway & Garage
- Village & Countryside Views

Guide Price:
£378,000
FREEHOLD

1 Odlehill Grove, Abbotskerswell, Newton Abbot, TQ12 5NJ



1000s of homes sold in Teignbridge

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

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A lovely, detached bungalow enjoying pleasant village and countryside views located in a highly sought-after village location offering spacious and well-presented accommodation. The bungalow has been extended and offers two double bedrooms, lounge and separate dining room and a modern fitted kitchen/breakfast room along with a modern shower room and rear porch. Gas central heating and uPVC double glazing are installed. Outside there are lovely, landscaped gardens, driveway parking and a single garage. Internal viewings come highly recommended to appreciate the beautiful village location and accommodation 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 obscure, double-glazed entrance door with obscure double-glazed side panel leads to the entrance hallway which is T-shape with access to loft and two cupboards one of which has slatted shelving. The lounge has a large uPVC double-glazed window with outlook over the front garden and enjoying countryside views and a minster style fireplace with inset, electric, living flame coal-effect fire. The dining room has a vaulted ceiling with Velux window and is triple aspect with uPVC deep sill box bay window to front, two further windows to side and double-glazed door and side panel leading to the rear garden. The kitchen has a modern range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, built-in double oven and hob with concealed fridge/freezer and washing machine, wall mounted gas boiler, uPVC double-glazed window overlooking the rear garden, further double-glazed window to side and multi-glazed door to rear porch with uPVC part double-glazed door to outside. Bedroom one has a uPVC double-glazed window overlooking the rear garden and storage cupboard. Bedroom two has a uPVC double-glazed window to front enjoying a pleasant outlook over the front garden with countryside views in the distance. The shower room has been refitted with a modern suite comprising shower cubicle, low-level WC, vanity wash basin,

heated towel rail and a uPVC obscure double-glazed window

Parking:

Outside to the front there is a tarmac driveway leading to a single garage with metal up and over door, steps and path lead to the front door.

Gardens:

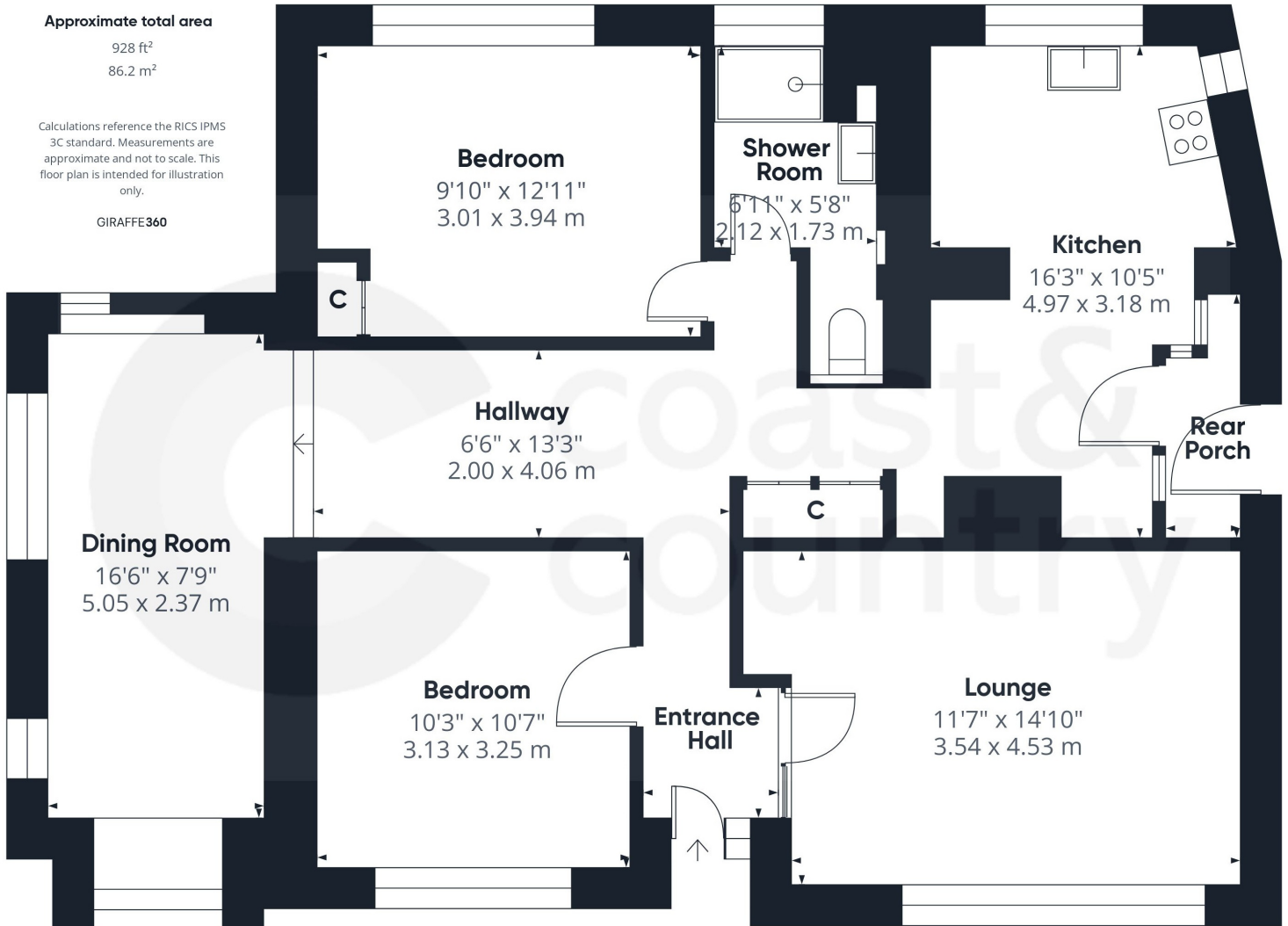
The front garden has a lawned area with established shrubs, trees and hedging to front boundary. A paved path along either side of the bungalow leads to the rear garden which enjoys pleasant views over the village to surrounding countryside and has been landscaped with lawned area, stone retaining wall and steps with a wide selection of shrubs and ornamental pond, further lawn with paved drying area, apple trees and hedging to boundaries.

Directions:

From Newton Abbot take the A381 Totnes Road towards Totnes. Follow the road for around 2 miles and after passing Denbury Diesels take the next left hand turn. Follow the road in to the village and the bungalow will be found on the left just before the entrance to Odle Hill Grove.



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Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	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 \pm 0.1m. Rental valuations 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.