



## Abbotskerswell

4x  2x 

ENERGY  
RATING  
D66

- Video Walk-through Available
- Superb Extended Detached House
- 4 Bedrooms (1 Ground Floor)
- Stylish Living Accommodation
- Spacious Fitted Kitchen

- 2 Bath/Shower Rooms (1 en-suite)
- Long Driveway Parking
- Good-Sized Gardens
- Cul-de-sac Position
- Village Location

**Guide**  
**£480,000**  
FREEHOLD



# 23 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 first class detached village home occupying a generous tucked away corner plot in a desirable cul-de-sac. Remodelled, extended and much improved by the current owners over recent years, the beautifully presented home has been finished with an attention to detail which can only be appreciated by an internal viewing. At the front a smart brick paved driveway provides plenty of off-road parking and there are raised beds and a sheltered paved terrace and pathways lead to both sides to the rear garden. This is real feature of the house and is surprisingly long and privately enclosed. Adjoining the house is a timber decked terrace, ideal for summer dining, with a few steps down to a neatly tended level lawn with raised beds, colourful planting and a sheltered paved terrace in a bottom corner.

The pretty village of Abbotskerswell offers a vibrant and active lifestyle opportunity with several clubs and societies. There is a well-established and popular village inn/restaurant, coffee shop/café and primary school. The well-served market town of Newton Abbot is around 2 miles' drive and offers an attractive selection of high street stores, long established independent traders, a main line railway station and excellent educational options.

### The Accommodation:

Stepping inside, the light-filled interior has a lovely feel and flows well. A spacious reception hallway has the stairs to the first floor and a useful guest cloakroom off with white suite of WC and basin. Overlooking the front through a picture window is a good-sized open plan living and dining room with decorative fireplace. Twin glazed doors lead through to a snug with doors to the adjoining rear deck. The extended kitchen is superbly fitted with a comprehensive range base and wall cabinets, fashionable island, plenty of worksurfaces and some integrated appliances. Completing the ground floor is a fourth bedroom with up to the minute fully tiled en-suite with oversized shower cabinet, WC and vanity basin.

Moving up to the first floor, the landing has a large recessed cupboard and doors to three double bedrooms and a modern shower room with oversized cabinet, basin and WC. The principal and bedroom two are particularly spacious with extensive ranges of fitted cupboards and wardrobes.

### Parking:

Brick paved drive for a number of vehicles.

### Gardens:

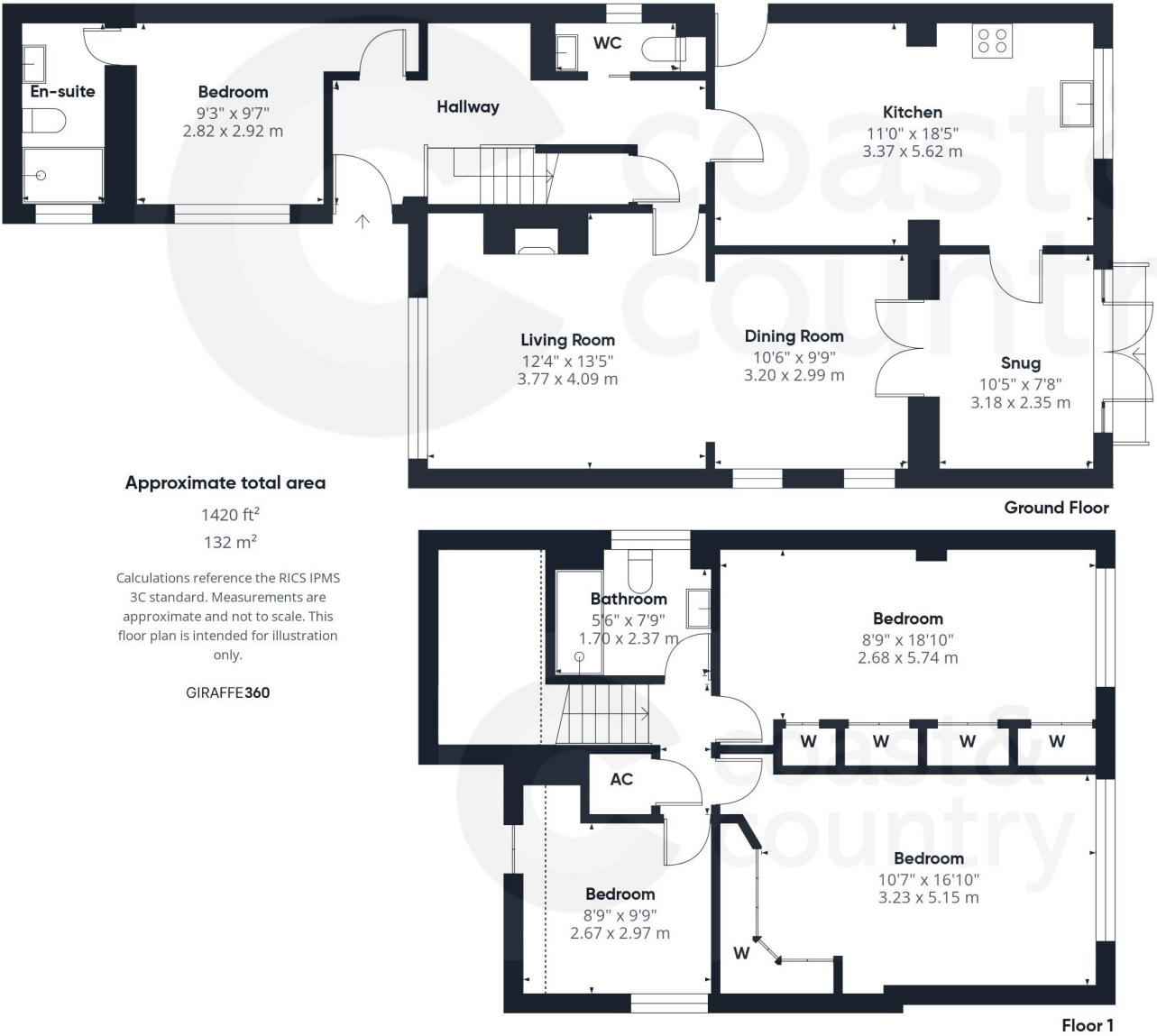
Lovely virtually level plot which is fully enclosed and surprisingly large.

### 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 OdleHill Grove will be found on the left hand side.



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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		77 C
55-68	D	66 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.