



Abbotskerswell

3x  2x 

ENERGY RATING D61

- Video Walk-through Available
- End of Terrace Bungalow
- Open Views Over the Village
- 3 Bedrooms (1 en-suite)
- Modern Kitchen & Bathroom
- Lounge, Dining Room & Garden Room/Conservatory
- Driveway and Integral Garage
- Landscaped Gardens Front & Rear
- Sought-After Village Location
- Internal Viewings Highly Recommended

Guide Price:
£375,000
FREEHOLD



37 Wilton Way, Abbotskerswell, Newton Abbot, TQ12 5PG

Internal viewings are a must to appreciate the deceptively spacious accommodation this extended end of terrace bungalow has in addition to the sought-after location and lovely village views on offer. The superbly presented accommodation boasts three bedrooms, master en-suite, a modern kitchen, spacious lounge and separate dining area, a stunning garden room/conservatory, modern bathroom and cloakroom/WC. Gas central heating and Upvc double glazing are installed and outside there are beautiful landscaped gardens, integral garage and driveway. Do not judge a book by its cover and step inside to appreciate the accommodation, superb views and desirable village location this lovely home offers.

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 composite part obscure glazed entrance door and porch with UPVC leaded double glazed window to front with pleasant views over the village and further composite part obscure double glazed door to the hallway which has wood panelling to dado level, access to loft and two cupboards one of which houses a wall mounted gas boiler. The cloakroom/WC has a low-level WC and wash basin. The lounge has a Minster style fireplace with inset gas living flame coal effect fire, UPVC double glazed patio doors and side panels leading to the garden room/conservatory with UPVC double glazed windows to two side and UPVC double glazed French doors leading to side and solid fuel burning stove. An archway from the lounge leads into the dining room with aircon unit, hatch and archway to the kitchen which has been re-fitted with a modern range of purple and white high gloss wall and base units with work surfaces, tiled splashback, inset single drainer sink unit, built-in double oven, hob, fridge/freezer, dishwasher and washing machine, UPVC double glazed window to front enjoying superb views over Abbotskerswell taking in the church and surrounding countryside. Bedroom one has a UPVC double glazed window to front enjoying the beautiful village views and a range of built-in wardrobes. Bedroom two also has a range of built-in wardrobes and door leading to the en-suite shower room with corner shower cubicle, wash basin and UPVC obscure double glazed window. Bedroom three has a range of built-in wardrobes and UPVC double glazed window. There is also a modern bathroom with white suite comprising panelled bath with shower over, rail and curtain, tiling to surround,

low-level WC with concealed cistern, vanity wash basin, heated towel rail and UPVC obscure double glazed window.

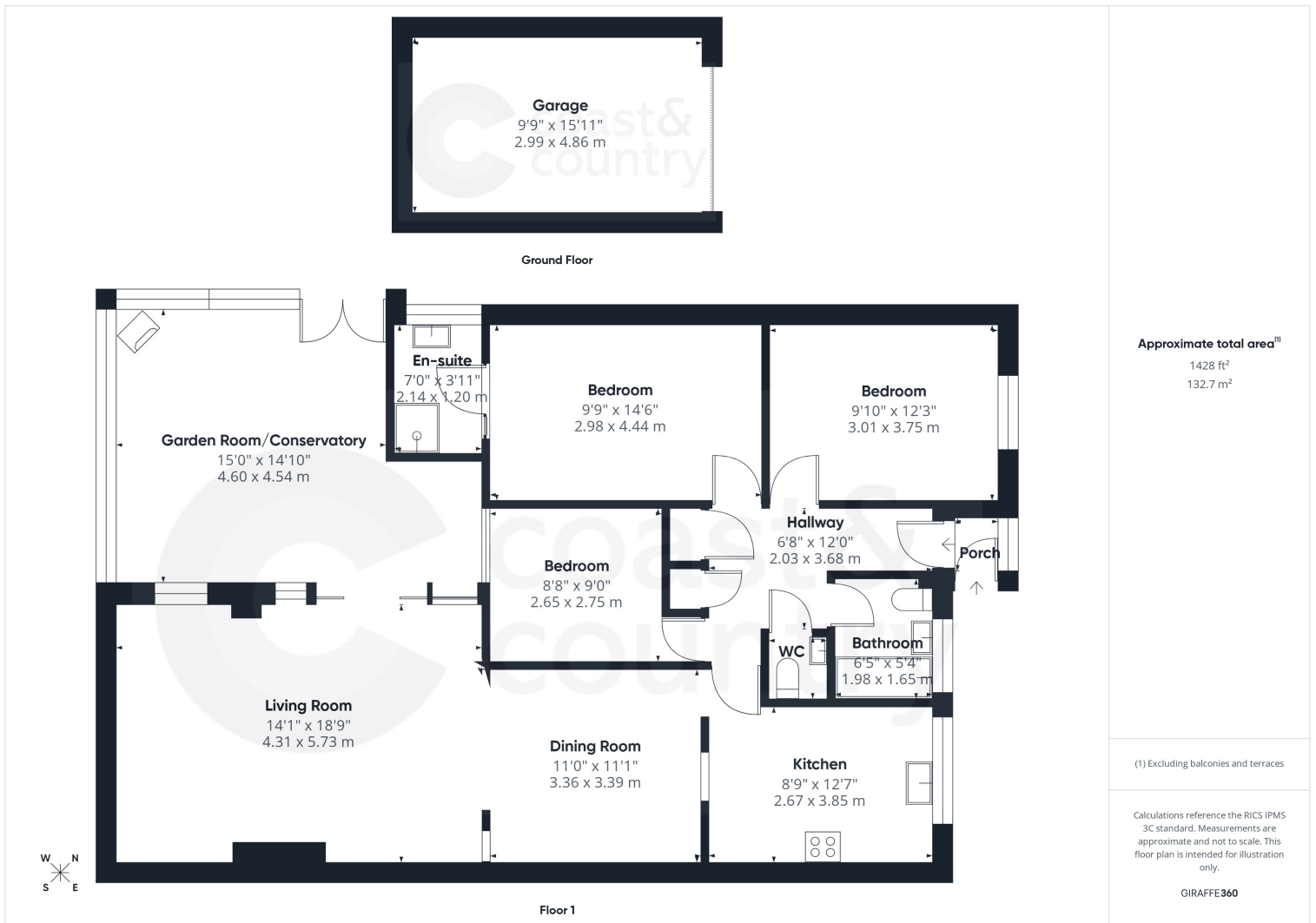
Outside:

Outside to the front there is a driveway leading to an integral garage with electric up and over door. Steps lead to the front door and the front garden has been landscaped for ease of maintenance with pebbled borders with a wide selection of shrubs and the most beautiful white wisteria. To the side a gate and paved path lead to the rear garden which again has been landscaped on two levels and enjoys wonderful views. There is a circular paved patio with gravel surrounding and raised border. The upper terrace has a large paved patio perfect for alfresco dining and enjoying the views, pergola, log store, summerhouse and a small level lawn with a wide selection of established shrubs backing onto Woodland.

Directions:

From Newton Abbot take the A381 Totnes Road. At the Ogwell roundabout continue straight over. After Denbury Diesels take a left into Court Grange Lane. Follow the road and take the first right into Wilton Way.





Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

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

Currently, no HETAS certificate is in existence for the solid fuel burning stove, but the current owners have informed us that they are in the process of obtaining one.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is non-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. 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.