



Laburnum House,
Abbotskerswell, Devon TQ12 5PB

Established

RENDELLS

1816

Laburnum House,

Abbotskerswell, TQ12 5PB

Guide Price £385,000

A characterful former Farm house with many period features situated within the sought after village of Abbotskerswell. The property enjoys three double bedrooms, a large living room with wood burner and spacious kitchen breakfast room. Two added attractions are the secluded garden and large double garage.

Accommodation

Ground Floor

The conservatory 14'6 x 6'9 enjoying a southerly aspect and a pleasant outlook to the rear garden.

Leading to the lobby stairs rising to the first floor and doors through to the kitchen and living room.

The living room 20'8 x 17'10 is a spacious room enjoying dual aspect to the rear with double door opening into the rear garden. The room also offers exposed timbers and a fireplace with wood burner.

The kitchen/ Breakfast Room 15'6 x 12'9 offers a range of built in units with a double bowl stainless steel sink unit and mixer tap, space for appliances, cooker hood and a built in storage cupboard. The room also offers an aspect to the rear, exposed ceiling timbers and space for a table and chairs.

First Floor

The landing offers a glazed window to the front and doors leading into the bedrooms and bathroom.

Bedroom one 17'6 x 9'7 enjoys an aspect to the side and rear with uPVC double glazed windows.

Bedroom two 10'8 x 13'9 enjoys an aspect to the rear with a uPVC double glazed window.

Bedroom three 13'3 max x 10'8 enjoys an aspect to the rear with a uPVC double glazed window.

Bathroom 6'11 x 5'8 comprising of a panelled bath with a wall mounted electric shower and screen, low level WC and wash hand basin, heated towel rail and a glazed window to the front.

Outside

To the front of the property there is a small enclosed area of garden with a variety of shrubs. The rear garden is accessed via a side gate which leads into an attractive and secluded garden with a patio and an area of lawn. There are also flower and shrub borders. There is also spacious double garage **31'3 x 18'4** offering light and power, up over access door and a further door leading into the garden.



Directions

From Newton Abbot take the Totnes Road after about 1.5 miles turn sharp left (by railings) down into Abbotskerswell Village, follow lane to the centre of the village and at the roundabout bear right continue about 100 yds Laburnum House is the Pink house on your right.

Services:

The property is supplied by mains electricity, mains gas fired central heating and mains water.

Local and Planning Authority:

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

Council tax band: E

Energy Performance Certificate: 67 D

Tenure: The property is freehold.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881

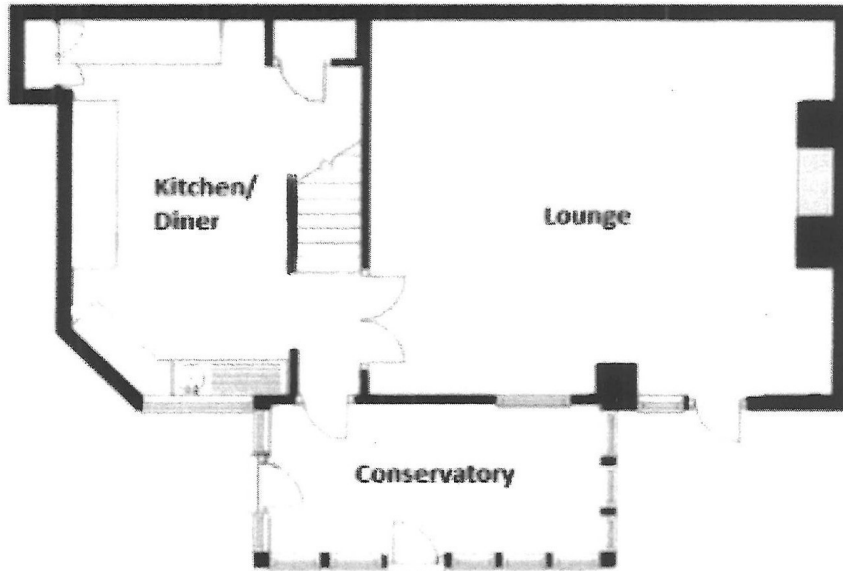
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



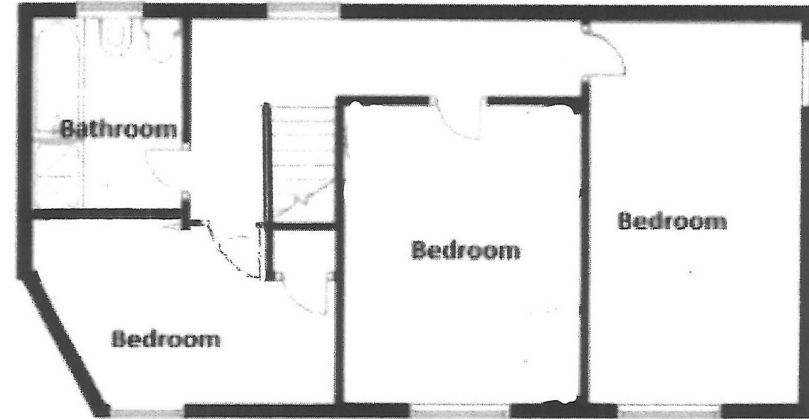




Ground Floor



First Floor



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- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
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- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
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