



21 Grange Road, Abbotskerswell

£525,000 Freehold

OPEN HOUSE - SATURDAY 20TH JULY • Available Chain Free • Semi Detached House • Four Bedrooms • Spacious Lounge • Modern Kitchen/Diner • Family Bathroom • Gas Central Heating • Two Large Garages • Driveway Parking

Contact Us...

☎ 01626 365055

✉ newtonsales@chamberlains.co

🏠 1 Bank Street
Newton Abbot TQ12 2JL


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This charming family home offers a delightful blend of comfort and practicality. Situated in the picturesque village of Abbotskerswell, it boasts a tranquil location within a quiet cul-de-sac.

The property features four well-proportioned bedrooms, providing ample space for a growing family or visiting guests. One of the double bedrooms is conveniently located on the ground floor, complete with its own en-suite bathroom. This arrangement is ideal for accommodating guests or a teenager seeking privacy as it has its own entrance.

To the rear of the property, it has been extended to create a spacious lounge area, perfect for relaxation and entertaining. Natural light floods the room, creating a warm and inviting atmosphere.

The heart of the home, the kitchen/diner that offers a practical space for family meals and gatherings. With matching floor and wall units providing ample space for all those kitchen gadgets. With spaces for a tall fridge/freezer and dishwasher this kitchen provides plenty of worktop space.

With a stainless-steel sink and mixer tap next to the window that looks over the front of the property and cul-de-sac. The spacious dining room with wooden flooring flows seamlessly through double doors down to the lounge.

On the ground floor is a separate utility room that ensures efficient laundry management and a large storeroom, perfect for additional storage.

The family bathroom caters to the needs of the household, while the ensuite provides a private oasis for the ground-floor bedroom.

A standout feature of this property is its two large garages. These versatile spaces can be used for secure parking, as workshops, or for extra storage. Whether you're a car enthusiast or need space for hobbies, these garages offer endless possibilities.

Enjoy year-round comfort with gas central heating, ensuring warmth during colder months. Double glazing enhances energy efficiency and minimizes noise.

Lounge - 23'9" x 11'9" (7.24m x 3.58m)

Kitchen/Dining Room - 24'0" x 11'1" (7.31m x 3.37m)

Utility Room - 9'0" x 5'3" (2.74m x 1.61m)

Bedroom - 15'10" x 10'6" (4.83m x 3.20m)

Bedroom - 15'0" x 9'11" (4.56m x 3.03m)

Bedroom - 12'2" x 10'0" (3.71m x 3.05m)

Bedroom - 11'7" x 8'4" (3.53m x 2.54m)

Ensuite - 10'6" x 4'6" (3.20m x 1.36m)

Family Bathroom - 11'7" x 8'4" (3.53m x 2.54m)

Garage - 27'2" x 10'1" (8.27m x 3.08m)

Garage - 21'10" x 13'6" (6.66m x 4.11m)



USEFUL INFORMATION

EPC Rating - C

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)

Teignbridge Council Tax Band C (£2,077 per year 2024/2025)

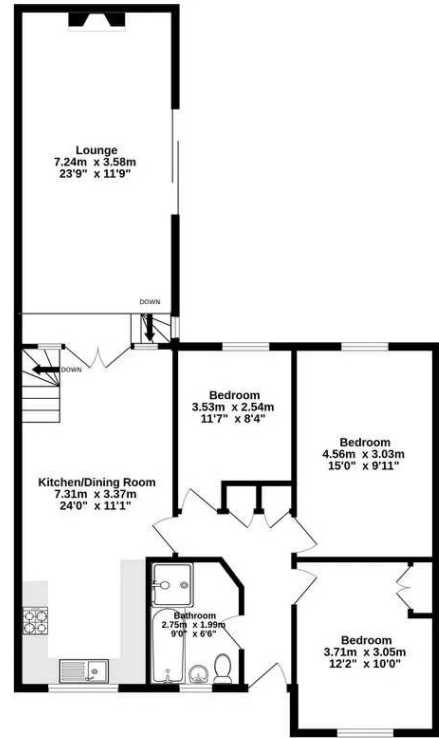
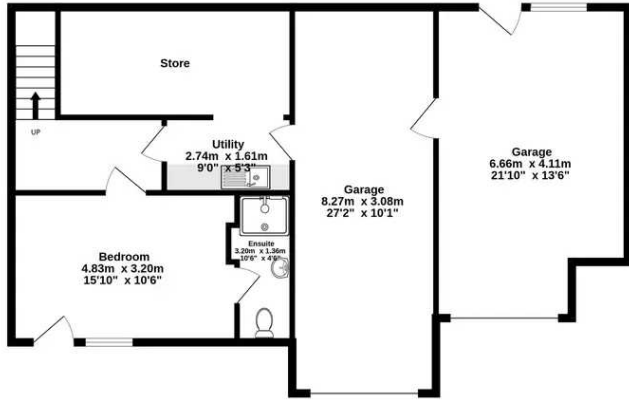
Mains Gas, Mains Electric, Mains Water and Mains Sewerage Supplied

The property is freehold.



1st Floor
92.3 sq.m. (993 sq.ft.) approx.

Ground Floor
94.5 sq.m. (1017 sq.ft.) approx.



TOTAL FLOOR AREA : 186.7 sq.m. (2010 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	