



4 Emmetts Place

4 Emmetts Place, Abbotskerswell, Newton Abbot, TQ12 5NP



A380 (Kingskerswell): 1.5 miles,
Maidencombe Beach: 5.5 miles, Totnes:
7.5 miles.

A well presented end of terrace
property in the heart of a
charming South Devon village.

- 'Turn key' accommodation
- Close to village amenities
- Tastefully modernised
- Easy access to transport links
- Idyllic family reception space
- 3 First floor bedrooms
- South-west facing garden
- Single garage
- Freehold
- Council tax band: C

Guide Price £330,000

SITUATION

Abbotskerswell benefits from a strong community atmosphere, having a highly regarded preschool and primary school with a Good OFSTED rating. There is a general store and Post Office catering for most day-to-day needs and a popular coffee & crafts shop. The thatched village pub adjoins the beautiful village church. Abbotskerswell benefits from a park and tennis courts. There is also a village cricket ground with both junior and senior teams. Other activities in the village include the twinning association, yoga and netball.

The village is accessed off the A381/Totnes Road, providing easy access to the medieval town of Totnes and the bustling market town of Newton Abbot - with its comprehensive shopping and schooling facilities. Newton Abbot boasts a main line railway station and there are plenty of golf courses within the area. The A380 is a short drive providing speedy access to Exeter City centre. Torbay and Teignmouth are nearby, offering easy access to the coast and water activities.

DESCRIPTION

4 Emmetts Place is a well presented end of terrace property offering tasteful accommodation that extends to 984sqft. Built in the late 20th century it offers well proportioned accommodation which has been modernised by the current owners. Situated across two storeys there is a pleasant open plan reception space combining a sitting and dining area, while on the first floor are three bedrooms serviced by a family bathroom. There is a pleasant south-west facing garden to the rear of the property, as well as a single garage as part of a block of garages.

ACCOMMODATION

The ground floor opens through a practical entrance lobby which includes a cloakroom with a toilet and wash basin. Positioned at the front of the home is a well appointed kitchen designed with a range of wall and base units that provide ample storage and workspace. The layout includes a built in hob and oven along with space for essential appliances, all centered around a large window that overlooks the front aspect.

Spanning the depth of the property is a generous living room which serves as the primary reception area. This expansive space offers flexibility for both formal dining and relaxed seating, featuring a central fireplace and double doors that open out to the garden.

A central landing on the first floor leads to three bedrooms and includes built in storage cupboards. Two of the bedrooms are well proportioned doubles

that feature integrated wardrobes, while the third is a versatile single room. These rooms are served by a family bathroom fitted with a panelled bath and overhead shower, a wash hand basin, and a toilet.

OUTSIDE

To the front of the property is a small area of lawn with a footpath splitting it leading to the front door.

At the rear, the charming south-west facing garden is well-proportioned. A patio area leads on from the accommodation, suitable for outdoor seating and dining and is set beneath a pergola which provides a good base for climbing plants to decorate the garden. A lawn stretches away from the dwelling and is bordered by a flower bed and timber fencing. Situated to the side of the dwelling is a separate timber studio, offering a quiet space for remote work or hobbies featuring power and lighting.

Accessed via the shared driveway is the property's garage; single in size featuring power and lighting.

SERVICES

All mains services connected, gas fired central heating. Ofcom advises that ultrafast broadband and mobile coverage via the major providers is available to the property.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

INVESTMENT OPPORTUNITY

For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

VIEWINGS

Strictly by appointment through the agents.

DIRECTIONS

From Newton Abbot proceed on the A381 towards Totnes, after 2/3 of a mile take the second left signposted to Abbotskerswell onto Odle Hill. Follow the road as it becomes Slade Lane into the village, where the property can be found on the right hand side opposite the village primary school.

What3Words: [///dinner.debate.love](https://www.what3words.com/#!/dinner.debate.love)

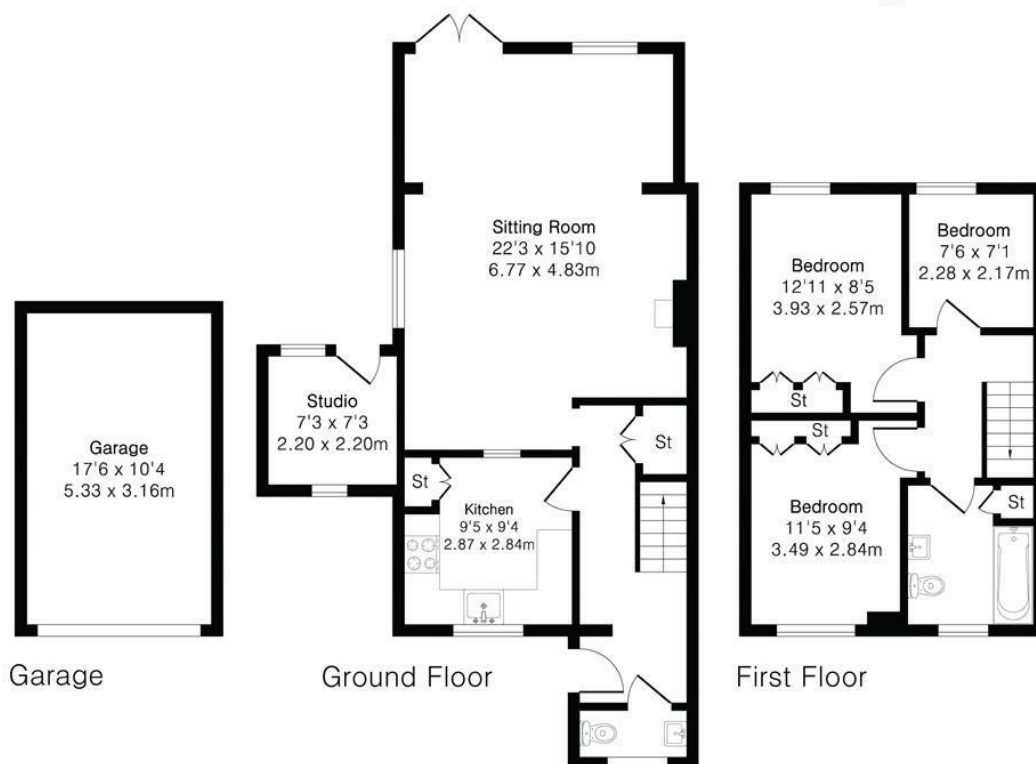


**Approximate Gross Internal Area 984 sq ft - 92 sq m
(Excluding Garage)**

Ground Floor Area 601 sq ft – 56 sq m

First Floor Area 383 sq ft – 36 sq m

Garage Area 181 sq ft – 17 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(35-40) G			
Not energy efficient - higher running costs			
England & Wales		70	76
EU Directive 2002/91/EC			

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