



- ✓ Living room
- ✓ Kitchen/dining room
- ✓ Garden room
- ✓ Utility room
- ✓ Self contained one bedroom annexe
- ✓ Three double bedrooms
- ✓ Family bathroom
- ✓ Driveway providing ample off road parking
- ✓ Front and rear gardens
- ✓ Village location

*Our View “Spacious family home with the benefit of a self contained annexe and ample off road parking in sought after village”*



This four bedroom spacious family home offers flexible living accommodation with a self contained annexe and is situated in the heart of Abbotskerswell.

The accommodation comprises the entrance porch with tiled flooring and access to the entrance hallway with useful storage with shelving. A door leads to the living room which is a good size with feature woodburner fireplace with exposed stone surround, double glazed window and double glazed doors onto the front garden. An opening leads to the kitchen/dining room which comprises a range of fitted units, mixer tap sink and drainer, range cooker with extractor and light over and space for a fridge/freezer and dishwasher. There is wood effect laminate flooring, inset spotlights and double doors leading into the garden room which overlooks the rear garden. From the garden room there is access to the useful utility room with space and plumbing for a tumble dryer and washing machine.

From the entrance hallway you also have access to the self-contained annexe which is very versatile and ideal for a family member or rental potential. The annexe comprises a sitting room positioned at the front of the property with double glazed doors onto the front and a large velux window. Folding doors lead into the good size double bedroom with a walk in wardrobe and access to the wet room comprising a low level flush WC, pedestal wash hand basin and feature corner shower from mains and there are tiled walls and an obscure double glazed window to the rear.

To the first floor you have three double bedrooms, all with pleasant outlooks, with the master positioned at the rear of the property enjoying views over the garden towards the church. The bathroom comprises a low level flush WC, pedestal wash hand basin and Jacuzzi bath with shower from mains.

To the front of the property you have a five bar gate providing access to a deceptively spacious front garden with block paved driveway providing ample off road parking and a level lawn enclosed by fencing and flowerbeds. There is a large summer house and towards the front entrance you have an enclosed patio and wood store. To the rear you have a further enclosed garden laid to paving with an attractive stone wall and two wooden built storage sheds.

Wilton Way is situated in the sought after village of Abbotskerswell which has an unspoiled village atmosphere with an inn, an excellent general store, a cafe/delicatessen, church and a well regarded primary school. The towns of Newton Abbot and Totnes are within easy reach. Newton Abbot and Totnes have many amenities including various shops, superstores, hospitals, Primary and Secondary schools, leisure centres, and rail stations on the London Paddington - Plymouth main lines.





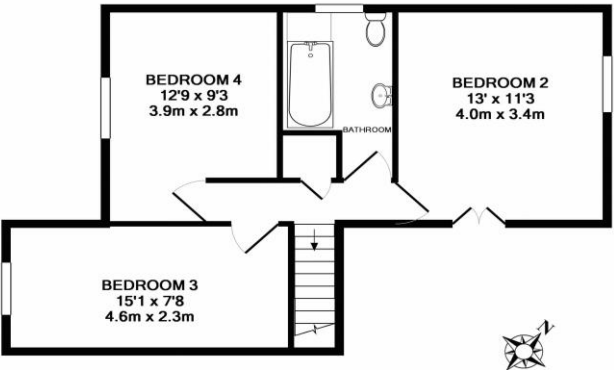
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs					
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales		EU Directive 2002/91/EC

76

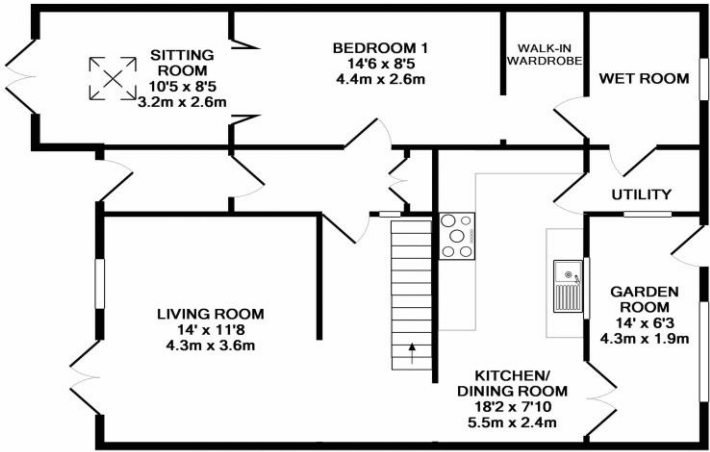
58



**Notice** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



1ST FLOOR  
APPROX. FLOOR  
AREA 482 SQ.FT.  
(44.8 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 876 SQ.FT.  
(81.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1358 SQ.FT. (126.2 SQ.M.)  
Made with Metropix ©2018



24 Wilton Way, Abbotskerswell, Newton Abbot, Devon, TQ12 5PG  
Ref: DSN5096  
01626 336633  
Guide Price £340,000 Freehold  
woodshomes.co.uk