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25 The Priory



#### SITUATION

Abbotskerswell benefits from a strong community atmosphere, having a lively Emporium and Coffee House, a General Store catering for most day-to-day needs, a highly regarded primary school and many sporting activities, including cricket, football and bowls.

The property is accessed off the A381/Totnes Road, providing speedy 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.

#### ACCOMMODATION

25 The Priory enjoys a pleasant spot within the extensive development with good access to the communal areas and gardens. The property enjoys two double bedrooms as well as a spacious sitting room with an adjoining conservatory. In addition, the kitchen benefits from a range of fitted wall and base units with fitted appliances including an electric oven and separate hob. The bathroom comprises a shower, wash hand basin and WC while a separate cloakroom is situated in the entrance hall. Care services are available from external providers.

The property benefits from a single garage situated within a block of garages within the development as well as access to visitors parking around the site.

#### COMMUNAL GROUNDS

Set in the grounds of the former Priory, the property enjoys wonderful maintained gardens with a variety of paths and trails to walk around the grounds. There is a croquet lawn and putting green plus a well-stocked orchard and woodland.

The main building within The Priory has been developed to create plenty of social areas, heated indoor swimming pool, library and two laundry rooms while also retaining some stunning original features, most notably the Alter.

Newton Abbot 2.5 miles, Totnes 8 miles, Exeter 19 miles.

**A charming retirement property set in the grounds of a beautiful former rectory.**

- Single Level Accommodation
- Over 60's Property
- Edge of Village Location
- Service Charge £652.20 PCM
- Conservatory
- Range of Facilities
- Single Garage
- Extensive Grounds
- Leasehold
- Council Tax Band D

**Guide Price £275,000**

#### LEASE

There is a service charge of £7,826.38 per annum plus a peppercorn ground rent both paid to RVG who operate the site. An assignment fee is payable upon the sale of the property, please contact the agents for details.

The lease runs for 299 years from 25th December 1986.

#### SERVICES

Mains water, electricity and drainage. Electric heating.

#### LOCAL AUTHORITY

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

#### VIEWINGS

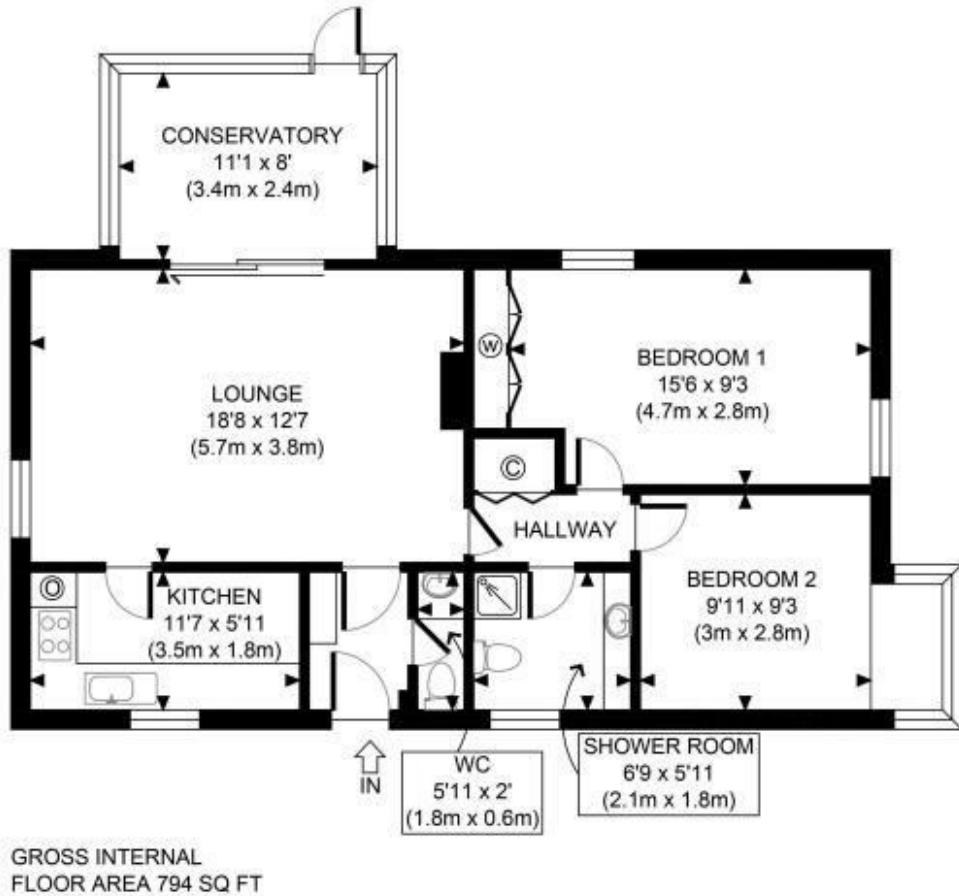
Strictly by appointment through the agents please on 01803 865454.

#### DIRECTIONS

From the Penn Inn roundabout at Newton Abbot proceed on the A380 south towards Torquay and continue for half a mile and take the first exit signposted to Kingskerswell. At the roundabout take the third exit signposted to Exeter and Newton Abbot, proceed to the next roundabout and take the third exit still signposted towards Exeter and Newton Abbot passing underneath the A380 and at the third roundabout take the second exit signposted to Decoy. Continue for a quarter of a mile crossing the railway line and turn slightly right signposted to Abbotskerswell, continue for half a mile rising up the hill and the entrance to The Priory can be found on your righthand side.

What3words: seat.buns.pushed





GROSS INTERNAL  
FLOOR AREA 794 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 794 SQ FT / 74 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

The Priory

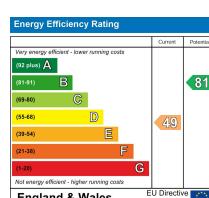
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These particulars are a guide only and should not be relied upon for any purpose.

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