



Mile End Road, Newton Abbot

£535,000



WILLIAMS HEDGE
ESTATE AGENTS



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38 MILE END ROAD, NEWTON ABBOT, TQ12 1RW

Spacious semi-detached family home | Sought-after residential location | Off-road parking
Attached garage | Front & rear gardens | Reception hall | Sitting room | Dining room
Family room/snug | Kitchen | Study/playroom | Rear porch | Utility/WC | First floor landing
Ensuite bathroom/WC | Bathroom/WC

In the sought-after Highweek area of Newton Abbot the property offers an extended semi-detached family home with spacious accommodation arranged over two floors. There is vehicular access from Applegarth Avenue leading to a detached single garage and pedestrian access from Mile End Road with a gate opening into the enclosed front garden and a pathway then leads to the front door. Once inside, a spacious reception hall leads to the ground floor accommodation which comprises a spacious sitting room with bay window to the front and sliding doors opening onto the rear garden, dining room with bay window, family room/snug, kitchen, rear porch, utility/WC and a study/playroom. On the first floor a landing leads to five bedrooms, one with an ensuite bathroom/WC and there is a family bathroom/WC. At the rear of the property and accessed from the sitting room and porch is a block paved garden with raised planting borders and pathway leading to a further patio seating area and a garden shed. Double timber gates open from Applegarth Avenue to provide parking and access to the garage. An internal inspection is highly recommended in order to appreciate this spacious family home and the convenient accessible location.

Highweek is conveniently located for the amenities of Newton Abbot and offers both Primary and Secondary schooling nearby. Highweek offers good transport links and convenient to both the A38 and the A380 for Plymouth, Exeter/M5.

The Accommodation Comprises

UPVC double glazed door with side panels to

RECEPTION HALL - 5.11m x 2.11m (16'9" x 6'11")
Pendant light point, picture rails, stairs with handrail to first floor, radiator, stripped and varnished timber flooring, under stairs storage cupboards, telephone point, doors to

SITTING ROOM - 7.44m x 4.14m (24'5" into bay x 13'7")
Coved and textured ceiling with light points, UPVC double glazed bay window to front aspect, UPVC double glazed sliding doors leading to the rear garden, two radiators, fireplace with inset gas fire, TV connection point.



DINING ROOM - 4.19m x 4.39m (13'9" into bay x 14'5")
Coved ceiling with pendant light point, UPVC double glazed bay window to front aspect, radiator, fireplace with slate tiled hearth, stripped and varnished timber flooring.

FAMILY ROOM/SNUG - 4.39m x 3.63m (14'5" x 11'11")
Coved ceiling with light point, radiator, tiled fireplace with decorative timber surround and inset electric fire, stripped and varnished timber flooring, opening to

KITCHEN/BREAKFAST ROOM - 3.68m x 3.07m (12'1" x 10'1")
Coved ceiling with inset spotlights, UPVC double glazed window to rear aspect. Fitted kitchen with a range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset four ring gas hob with extractor over, tiled surrounds, matching wall cabinets, built-in electric oven, space and plumbing for washing machine, space and plumbing for dishwasher, space for upright fridge freezer, breakfast bar, opening to



REAR PORCH - 1.83m x 1.04m (6'0" x 3'5") Coved and textured ceiling with light point, UPVC obscure glazed door leading to the rear garden, door to study, sliding door to

UTILITY/WC - 2.06m x 1.83m (6'9" x 6'0") Ceiling light point, obscure glazed window, worktop with appliance space below and inset sink and mixer tap, close coupled WC, wall mounted boiler.

STUDY - 4.29m x 3.2m (14'1" x 10'6") to L-Shape. Coved and textured ceiling with light point, double glazed window to side aspect, radiator, door to rear porch.

FIRST FLOOR LANDING Light points, doors to,

BEDROOM ONE - 4.11m x 4.17m (13'6" into bay x 13'8") Coved ceiling with pendant light point, UPVC double glazed bay window to front aspect, radiator, fitted wardrobes to one wall with sliding doors, door to



ENSUITE BATHROOM/WC - 2.67m x 1.63m (8'9" x 5'4") Coved ceiling with light point, UPVC double glazed window to side, radiator. Comprising panelled bath with electric shower over, vanity unit with wash hand basin, close coupled WC.

BEDROOM TWO - 4.7m x 4.09m (15'5" into bay x 13'5" into wardrobes) Pendant light point, UPVC double glazed bay window to front aspect, picture rails, radiator, fitted wardrobes to one wall with sliding doors.

BEDROOM THREE - 4.39m x 3.33m (14'5" into wardrobes x 10'11") Pendant light point, UPVC double glazed window to rear aspect, picture rails, radiator, fitted wardrobes to one wall.

BEDROOM FOUR - 4.17m x 2.13m (13'8" x 7'0") Coved ceiling with pendant light point, UPVC double glazed window to rear aspect, radiator.

BEDROOM FIVE - 2.62m x 2.41m (8'7" x 7'11") Coved ceiling, pendant light point, UPVC double glazed

window to rear, radiator, stripped and varnished timber flooring.

BATHROOM/WC - 2.16m x 2.08m (7'1" x 6'10") Light point, access to loft space, UPVC obscure glazed window. Comprising panelled bath with electric shower over, pedestal wash hand basin, close coupled WC, radiator, wall light point.



OUTSIDE

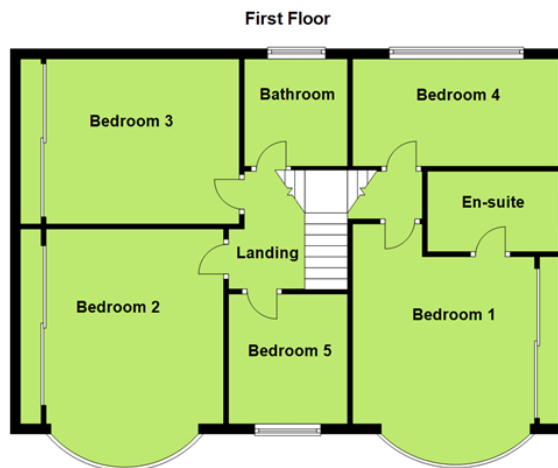
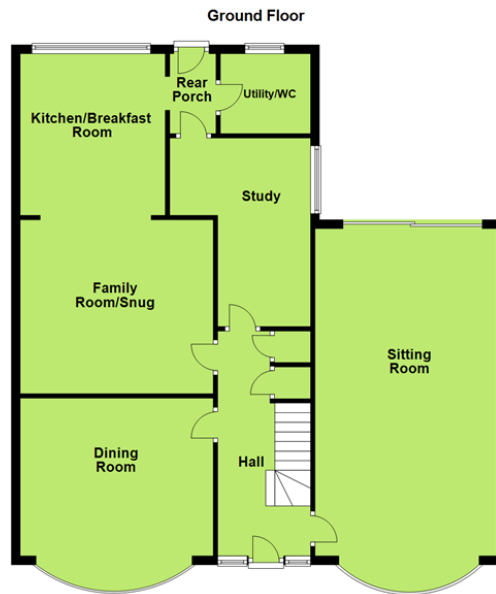
FRONT At the front of the property is a level lawned garden with flower bed/shrub border and a central pathway leading to the front door. The garden is enclosed by stone wall and hedgerow and a concrete pathway continues around to the side.

REAR To the rear of the property is a block paved garden accessed from the sitting room and rear porch, enclosed by hedgerow and enjoying a good degree of seclusion with a pathway continuing to a further patio/seating area and a garden shed. Double timber gates open from Applegarth Avenue and provide off road parking and leading to the detached garage.



DETACHED GARAGE - 4.7m x 2.9m (15'5" x 9'6") With metal up and over door, window to side, strip light, power sockets, cold water tap.

This Floorplan is not to scale and should only be used as a guide.



Age: 1930'S (unverified)	Postcode: TQ12 1RW
Current Council Tax Band: D EPC Rating: TBC	Stamp Duty:* £14,250 at asking price
Electric meter position: Understairs	Gas meter position: Understairs
Boiler positioned: Utility/WC	Water: Rates
Loft: Insulated, light point & fixed ladder	Rear Garden Facing: South
Total Floor Area:	Square foot:

This information is given to assist and applicants are requested to verify as fact.

*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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