



Highweek, Newton Abbot

3x 1x

ENERGY RATING
E43

- Video Walk-through Available
- Charming Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen/Breakfast Room
- Modern Family Bathroom
- Enclosed Courtyard
- Off Road Parking
- Highweek Location

Guide Price:
£300,000
FREEHOLD

The Rectory Cottage, Coombeshead Road, Newton Abbot, TQ12 1PY



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Coast and Country are very pleased to have been given instructions to market this unique Victorian three-bedroom detached property in Coombeshead Road in the highly sought-after Highweek area of the popular market town of Newton Abbot. With bags of character, thought to date from approximately 1864, the property boasts modern benefits including uPVC double glazing, gas central heating from a modern boiler, contemporary kitchen/diner and bathroom and recently fitted carpets.

The Accommodation:

Entering into the kitchen/breakfast room, a modern kitchen with integrated fridge, sink below the window, space for free standing oven, space for washing machine and central space for a large kitchen table with two hanging pendant feature lights and Victorian-style radiator is also situated in this room with wood-effect flooring throughout. The dining room is also of a good size with the staircase up to the first floor at the end of the room and large cupboard under the stairs. Opposite this is a large squared Bay window with views out to the front courtyard. Up two steps into the lounge with electric fireplace, feature beams and dado rail, this room has ample space for furniture. This room is fully carpeted with large window overlooking the front of the property and a separate door to the enclosed rear courtyard.

Upstairs there is a central landing with Velux window providing natural light. To the left is the family bathroom with electric shower above the bath, toilet and sink. This room has another Velux window and tiled floors. Also at this end of the property is bedroom two, a double bedroom with space for several chests of drawers or wardrobes to suit the new owner. Back to the centre of the landing bedroom three is directly opposite the staircase; a good-sized single bedroom currently in use as an office. Completing the first floor is the main bedroom which is a fabulous sized double bedroom with two large built-in wardrobes and central window.

Outside:

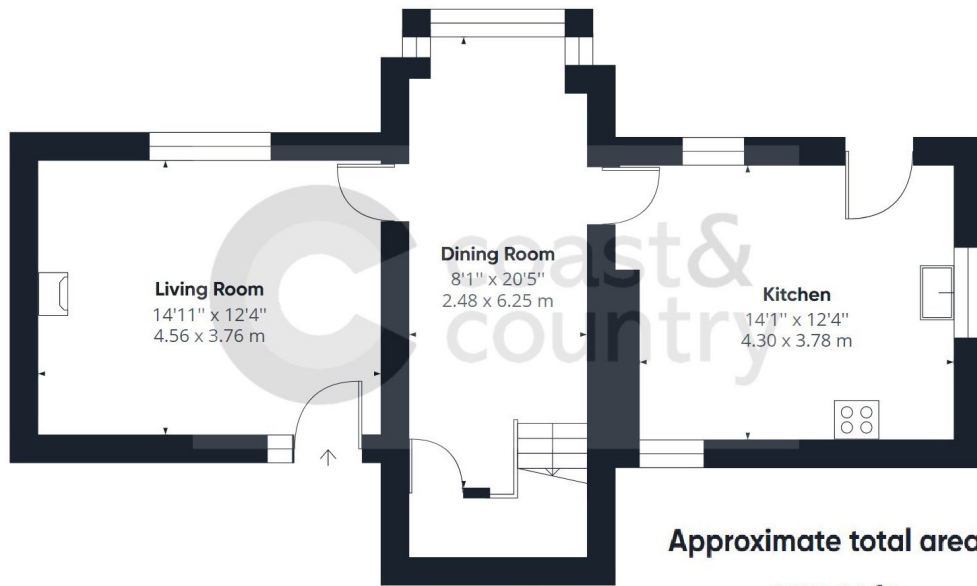
The property has vehicular access over the neighbouring properties driveway to its own off-road parking, also there is space for a large shed, and then a pathway which leads along the side of the property, the neighbouring property having a right of access. Off the lounge is a separate walled courtyard which has been decked and provides a pleasant, secluded seating area.

Directions:

From Newton Abbot take the A383 Ashburton Road. Turn Right by Coombeshead Academy into Coombeshead Road and follow the road up and around to the left. The property can be found on the left just after the junction with Pitt Hill Road.



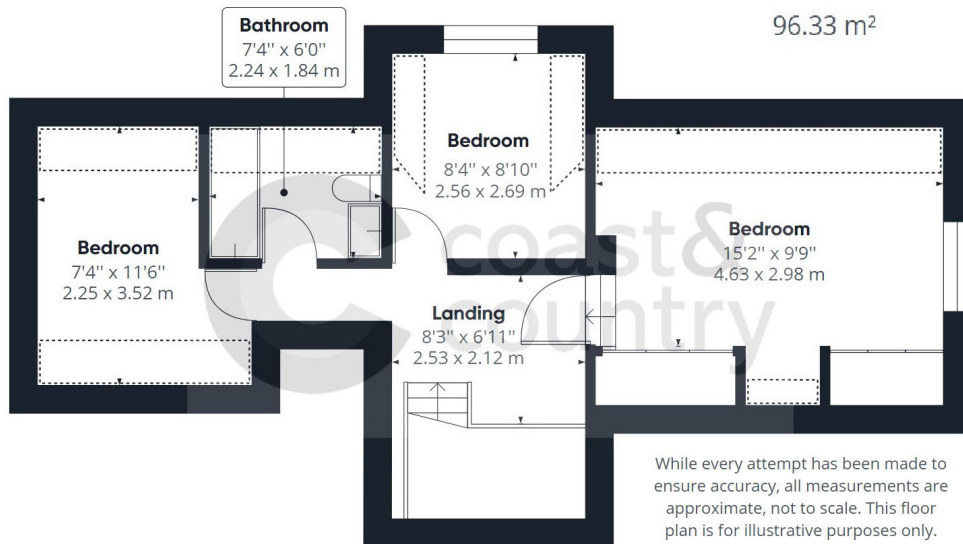
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Ground Floor

1036.84 ft²

96.33 m²



Floor 1

GIRAFFE360

Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains drainage. Mains electricity. Mains gas.

A neighbouring property has a right of access across a part of The Rectory Cottage's outside space.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.