



## Highweek, Newton Abbot

4x  2x 

ENERGY RATING C70

- Video Walk-through Available
- Executive Detached House
- 4/5 Bedrooms Principal en-suite
- Double-aspect Lounge
- Separate Dining Room
- Sitting Room & Study/Bedroom 5
- Lovely Garden
- Double Garage & Driveway
- Exclusive cul-de-sac
- Early Viewings Highly Recommended

**Guide Price:**  
**£550,000**  
FREEHOLD



5 Stoneleigh Close, Newton Abbot, TQ12 1QZ



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER



## 5 Stoneleigh Close, Newton Abbot, TQ12 1QZ

Enjoying some lovely open views from the rear the property occupies an attractive well maintained level plot with a lawn and patio garden at the rear overlooking an adjoining field and beyond towards town with an attached double garage and double width driveway providing plenty of parking. The property underwent extensive updating a year ago, is well maintained and has much to offer.

Stoneleigh Close is a fairly small development of detached homes dating from the late 1980s which is well established and coveted and around a mile from the well served and vibrant town centre. Within a few hundred meters is the Highweek Inn and All Saints Church, with both primary and secondary schools also within easy reach.

### **The Accommodation:**

Updated and well maintained over the years the immaculate interior has much to offer. The front door opens into a spacious reception hallway with a re-fitted guest cloaks/WC off. A roomy lounge is double-aspect with window to the front and patio door enjoying the views and leading to the garden. Open plan to the lounge and with a return door to the hall is a separate dining room. Overlooking the front is a useful study which provides a fifth bedroom if required. Updated over recent times is the kitchen with integrated oven and hob which seamlessly leads into a breakfast/day room with gas fire and patio doors to the rear garden.

On the first floor are 4 bedrooms, the principal with an en-suite shower room and a family bathroom with large shower cabinet and a bath, both the bathroom and en-suite having been refitted over recent times.

### **Outside:**

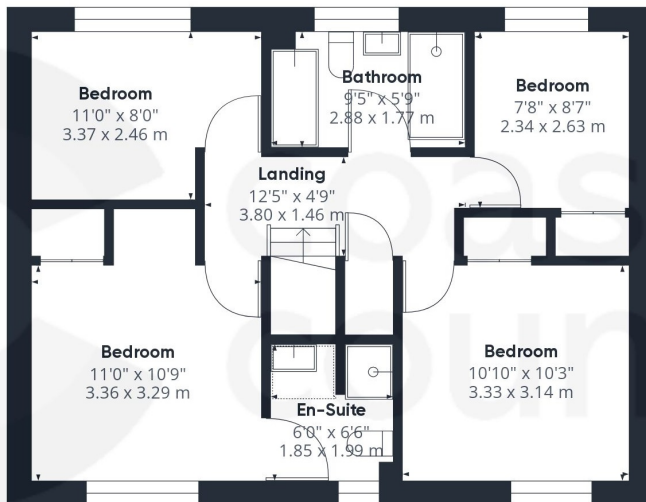
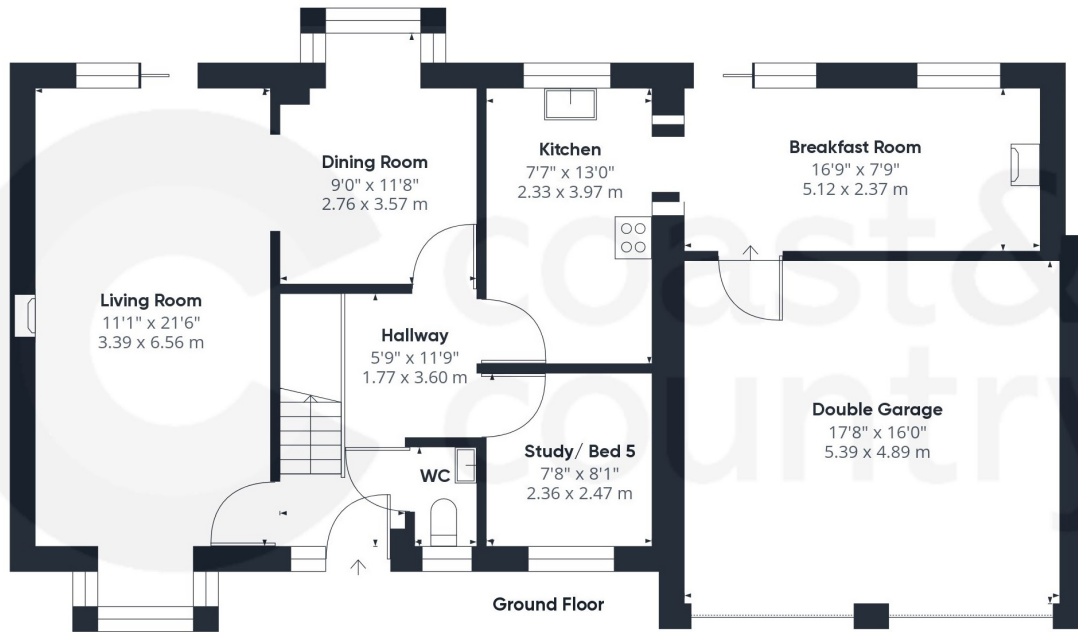
Lovely level plot with feature rear garden with patio and immaculate lawn area.

### **Parking:**

Double garage with twin doors and door into the house and double width driveway for 4 cars.



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### Approximate total area

1626.22 ft<sup>2</sup>  
151.08 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

### Agents Notes:

Council Tax: Currently Band F

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

### Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	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.