



Highweek, Newton Abbot

4x  3x 

ENERGY RATING C71

- Video Walk-through Available
- Detached Chalet Bungalow
- 4 Bedrooms & 3 Bathrooms
- Modern & Stylish Interior
- Driveway & Garage
- Secluded Rear Garden
- Far-Reaching Views
- Cul-de-sac Position
- Potential for Annex
- Sought-After Area

Guide Price:
£430,000
FREEHOLD

16 Hill Park Road, Newton Abbot, TQ12 1NU - Draft



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With over 1600sqft of accommodation, this detached chalet bungalow offers style and versatility with potential for an annexe and having been the subject of much improvement over recent years. The property sits up elevated from the road, perfectly positioned to enjoy some lovely open views over the surrounding area and onto rolling green fields and wooded hillsides beyond.

With a privately enclosed lawned garden at the rear, the property has a good size garage at road level with a parking space in front and also a driveway to the side.

The property is located within a highly regarded cul-de-sac within the sought after Highweek district of Newton Abbot making it convenient for both primary and secondary schools with the vibrant and well served town centre less than a mile away.

The Accommodation:

Stepping inside the accommodation is smartly presented and decorated with neutral tones enjoys plenty of light and flows well. The ground floor living space is presented with part open plan sitting and dining areas both with bay windows and having an inner hallway off with stairs to the first floor which is large enough to provide a study area if required. With a door to the rear garden and double aspect windows providing plenty of light is the first-class kitchen with a comprehensive range of grey, matt finish cabinets including a double undermount sink, stone countertops, fashionable island, and integrated appliances including a larder fridge and freezer, dishwasher, and range cooker. There is a separate utility room which also has a WC and hand basin. On one side of the ground floor are two bedrooms, both with en-suite shower rooms, and a study with door to outside and these rooms combined offer potential to provide a self-contained annexe if required subject to obtaining all required consents and permissions.

On the first floor are two further double bedrooms, the principal with a walk-in wardrobe and an en-suite bathroom with spa bath and separate shower cabinet.

Outside:

Privately enclosed rear garden, mainly laid to lawn.

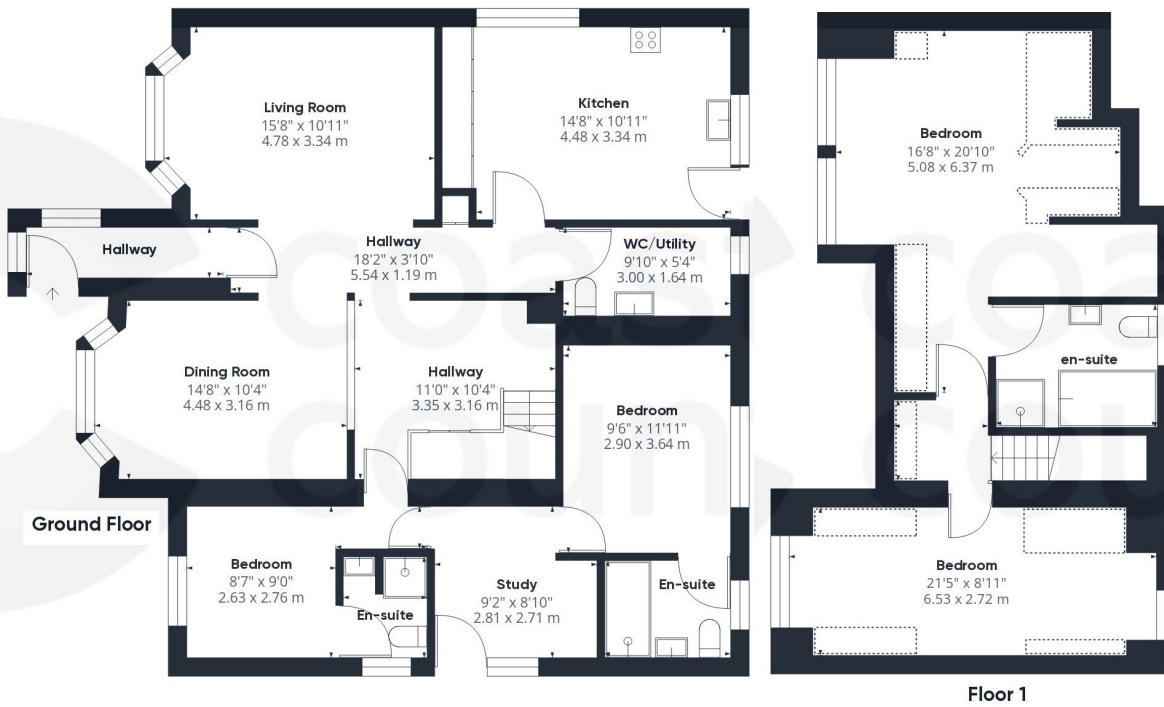
Parking:

Detached garage with space in front plus additional parking on driveway to the side.

Directions:

From Dyrons roundabout take the Ashburton road. Take the 5th right into Laurie Avenue, then left onto Rosemary Avenue and at the end turn right onto Castlewood Avenue. Take the first left into Hill Park Road.





Approximate total area

1695.72 ft²

157.54 m²

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 D

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	71 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 ± 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.