



Highweek, Newton Abbot

5x 2x

ENERGY RATING C69

- Video Walk-through Available
- Extended Semi-Detached House
- 5 Bedrooms - Master en-suite
- 2 Reception Rooms
- 2 Bath/Shower Rooms
- Kitchen/Diner/Family Room
- Driveway & Single Garage
- Front & Rear Gardens
- Sought-After Highweek Location
- Spacious & Versatile Accommodation

Asking Price
£470,000
FREEHOLD



19 Applegarth Avenue, Newton Abbot, TQ12 1RP

An extended, 1950s, bow windowed, semi-detached home located in a highly desirable residential area. The well-presented, spacious and versatile accommodation boasts five bedrooms, master en-suite, lounge and separate sitting room, kitchen/dining room, family room and a utility room and cloakroom/WC. Gas central heating and double glazing are installed and outside there is a generous sized rear garden, garage and driveway parking. Internal viewings are recommended to appreciate the deceptively spacious and versatile accommodation on offer and the property will make an ideal family home.

Situated in the popular Highweek area local amenities include highly regarded primary and secondary schools, a convenience store, leisure centre and a regular timetabled bus service. Newton Abbot town centre is approximately 1 mile away with a further range of amenities. Highweek offers convenient access to the A38 Devon Expressway to Exeter and Plymouth.

The Accommodation:

A UPVC part obscure decorative double glazed entrance door leads to the entrance hallway with stairs to first floor with two cupboards under, further storage with sliding doors and the cloakroom has a low-level WC, pedestal wash basin and tiled walls and flooring. The lounge has a walk-in bow window with outlook to front and feature fireplace. There is a second reception room with feature fireplace, wood flooring French doors and windows leading to a decked area. There is a large open plan kitchen/dining room/family room. The family room has windows and window seat overlooking the rear garden with French doors to side and opens to the kitchen/dining room which is extensively fitted with a modern range of wall and base units with work surfaces with tiled splashback, inset single drainer sink unit, space for range style cooker, integrated fridge and dishwasher and windows to rear and door to the utility room with a range of wall and base units, work surfaces with tiled splashback and single drainer sink unit, space and plumbing for washing machine, spaces for tumble dryer and freezer, tiled flooring and door to outside.

On the first-floor landing there is access to loft and a storage cupboard. Bedroom one has window to rear and mirror fronted wardrobes along with an en-suite shower room comprising a corner shower

cubicle, low level WC with concealed cistern, pedestal wash basin, tiled walls and flooring and a window. Bedrooms two, four and five have windows to front and bedroom three has a window to rear and storage cupboard. The bathroom has a white suite comprising panelled shower bath with shower over, screen and tiling to surround, low level WC and wash basin in vanity unit, heated towel rail, tiled walls and flooring and obscure-glazed window.

Outside:

The front garden has a range of shrubs. The rear garden is of a generous size and predominantly level being laid to lawn with a wide selection of flowers and shrubs, paved path, paved patio and timber decked area.

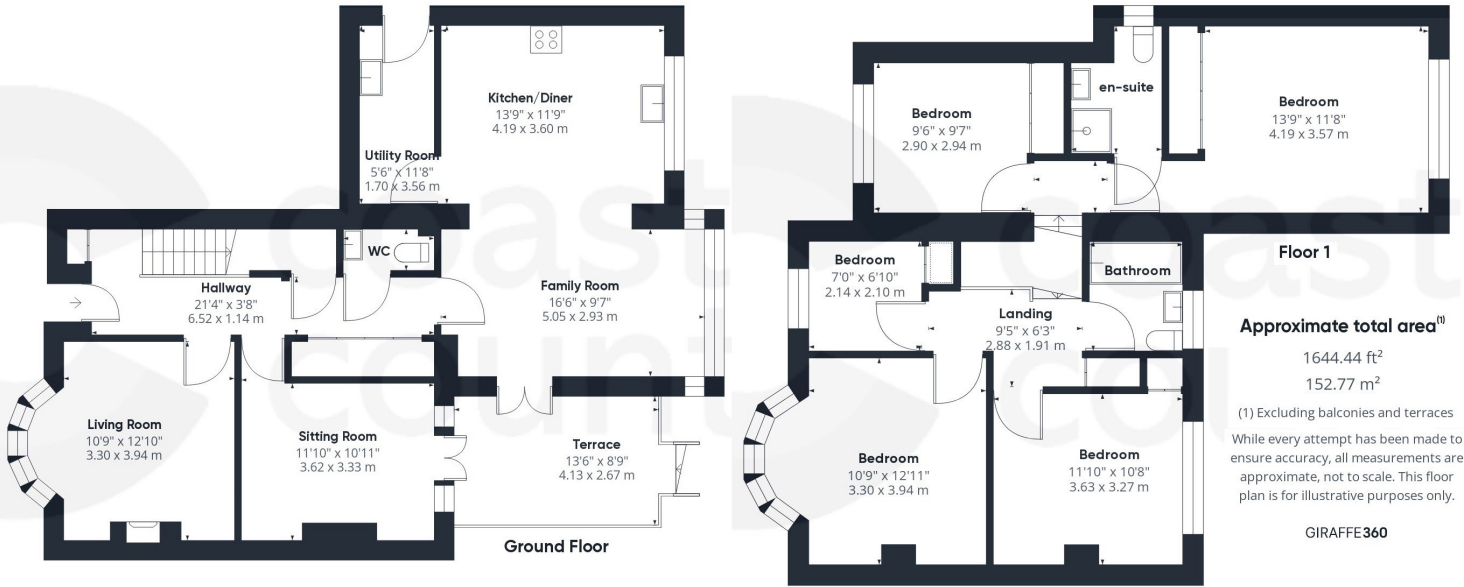
Parking:

Outside to the front there is a brick paved driveway providing ample off-road parking leading to a single garage.

Directions:

From the roundabout on A382 Exeter Road in Newton Abbot take the exit for A383 Ashburton Road. Take the 6th turning on the right into Elmwood Avenue and then right again into Applegarth Avenue.





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		84 B
69-80	C	69 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.