

SIMPLY GREEN

Applegarth Avenue,
Newton Abbot



Viewing is highly recommended on this semi detached house situated within Highweek.

The accommodation comprises a living room, dining room, sunroom, modern kitchen, 3 bedrooms and a refitted bathroom. Externally there is a south facing garden, a drive and a detached single garage.

The property is situated on the outskirts of Newton Abbot, in the village of Highweek, offering delightful far-reaching countryside views from an elevated position. The property is located near a well-regarded primary school and two secondary schools, church, countryside walks and a bus stop.

The market town of Newton Abbot is less than 2 miles away and offers a wide range of amenities including shops, supermarkets, further education facilities, a leisure centre with a swimming pool, various sports clubs, parks, a mainline railway station to London Paddington, a bus station and A380 dual carriageway to Exeter and Torbay, as well as the A38 for Plymouth and Cornwall.

Accommodation

Porch with a uPVC obscure double glazed patterned door leading through to the entrance hallway with a staircase rising to the first floor, under stairs cupboard, wooden panelled flooring and a further built-in cupboard with hanging space.

From the entrance hallway the accommodation flows through to the living room with a uPVC double glazed bay window to the front aspect. A central fitted feature fireplace, fitted shelving and wooden panelled flooring.

An opening leads through to the dining area, providing enough space for a large table and chairs to entertain family and friends with a set of aluminium framed double sliding patio doors leading through to the uPVC constructed sunroom benefitting windows to all sides and overlooking the south facing attractive rear garden. There was also a wall mounted radiator, power points and lighting. A sliding uPVC double glazed door with steps lead down to the side and rear garden.

A further uPVC obscure patterned double glazed door lead through to the modern kitchen, providing a uPVC double glazed window, stainless steel single drainer single bowl sink inset with laminated worktops, parts tiled walls and a range of modern matching fitted base cupboards, drawers and fitted matching wall cupboards. Integrated appliances include a stainless steel four ring gas hob with stainless steel extractor hood above, a fitted stainless steel double electric oven and a dishwasher. There is also plumbing for a washing machine and tiled flooring.

First floor accommodation

Landing with a uPVC obscure double glazed patterned window, access to the insulated loft space and an airing cupboard with hot cylinder and fitted shelving. Three bedrooms can be found on the first floor. The master bedroom is a generously sized double room with a uPVC double glazed bay window to the front aspect and full length fitted wardrobes with sliding doors, hanging space and fitted shelving.

The second bedroom is also double in size and found to the rear of the property, providing a uPVC double glazed window with far reaching countryside views and a built-in wardrobe with hanging space and fitted shelving.

The third bedroom is a single room and found to the front of the property with a uPVC double glazed window.

The accommodation concludes with a refitted modern family bathroom with a patterned double glazed window, part tiled walls, panelled bath with an electric shower over, vanity unit with wash hand basin and cupboards below, a concealed WC, wall mounted heated towel and tiled under floor heating.

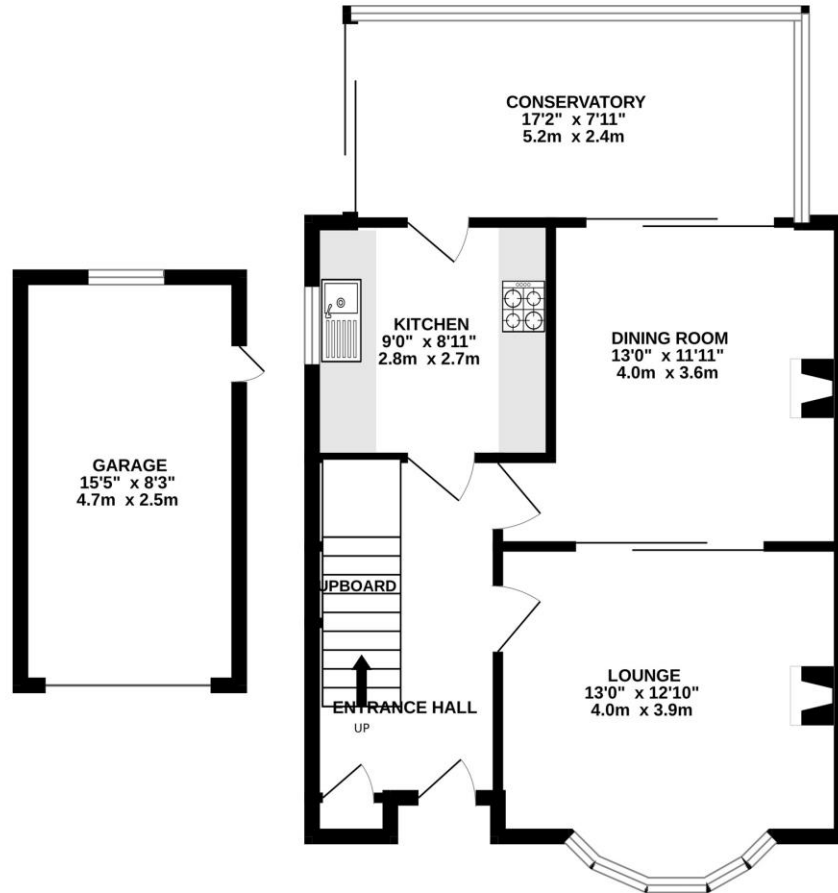
Agents Note - The property has planning approved for a double storey side extension.



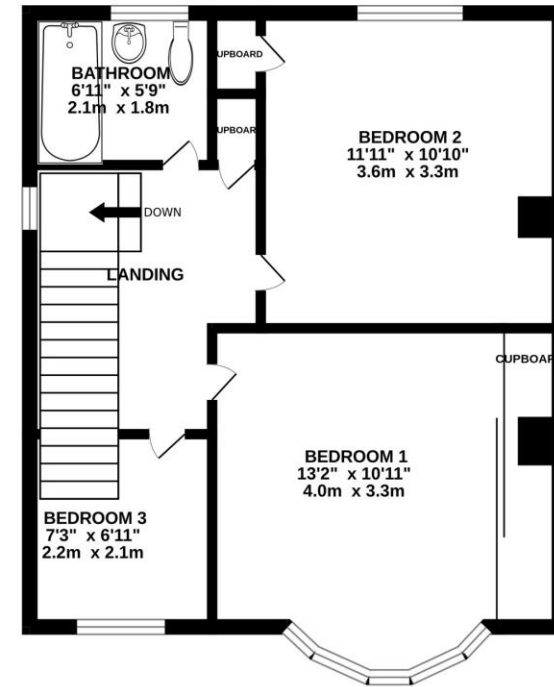


Floorplan

GROUND FLOOR
723 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1193 sq.ft. (110.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE: Freehold hold
COUNCIL TAX BAND D

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient – higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Outside

To the front of the property is a brick paved driveway providing parking with access to a detached single garage with up and over door. A hardstanding path with timber gate leads to the rear garden. The front garden is mainly lead to a lawned appearance with bordering mature shrubbery and brick wall. The rear garden is southernly in aspect and is mainly laid to an attractive lawned appearance with bordering mature shrubbery and timber fencing. The current vendors have installed a raise level timber deck patio which is the perfect place for family and friends with a further chipped area for the children's trampoline.

The garden continues from the lawn to a raised hardstanding area with a timber shed and an outside cold water tap. Steps and rail lead to a uPVC double glazed sliding door to the sunroom. The hardstanding path continues to a built-in garden storage cupboard with fitted shelving and hanging space. A separate uPVC door leads to the detached garage offering power and lighting. A timber gate leads to the front garden.

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