

SIMPLY GREEN

Higher Budleigh
Meadow,
Newton Abbot



A superbly presented and extended family home with a self-contained one-bedroom annexe, living room, kitchenette, and shower room. It is the perfect setup for a family member or friend for independent living. The main house accommodation comprises 3 bedrooms, a living room, a modern kitchen and a family bathroom.

Externally there are delightful gardens and a garage with sound in a nearby block.

The property is situated on the outskirts of Newton Abbot near the village of Highweek. The property is near a well-regarded primary school and two secondary schools, a church, countryside walks, and a bus stop. The market town of Newton Abbot is less than 2 miles away. It offers many 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.

An internal viewing is highly recommended.

Accommodation

An obscure double-glazed door with a UPVC obscure double-glazed side window leading through to the entrance porch with tiled flooring and a built-in meter cupboard.

A door from the entrance porch leads through to a generously sized living room with a set of UPVC double-glazed sliding patio doors to the front aspect. A staircase rises to the first floor and there is a wall-mounted electric fire. A separate door leads through to the self-contained annex or separate reception room. A further door from the rear of the living room flows through to a modern kitchen providing a UPVC double glazed window to the rear aspect. A stainless steel single drainer single bowl sink inset with laminate worktops and part-tiled walls. A range of modern matching base cupboards, drawers and fitted matching wall cupboards with under cupboard lighting.

There is also plumbing for a washing machine and dishwasher and a space for an upright fridge/freezer and tiled flooring. A set of UPVC double-glazed sliding patio doors leads to the attractive rear garden

First-floor accommodation

Landing with access to the insulated loft space and a fitted airing cupboard with a factory lagged hot water cylinder and timber slatted shelving. Three bedrooms can be found on the first floor, all with UPVC double glazed windows to the front or rear aspect. The family bathroom provides part tiled walls, a corner panelled bath with a Victorian telephone style shower over and a wall-mounted Mira electric shower, wash hand basin, WC, wall-mounted heated towel rail, extractor fan, and inset spotlights. Self-contained annex The self-contained annexe is accessed via a set of UPVC double-glazed sliding patio doors leading through to a living room which is currently used as a separate dining room. A door leads through to the main house and a staircase rises to the first floor with an understairs cupboard and a wall-mounted electric fire with wall lights. An obscure glazed door to the rear of the annex living room leads through to a kitchen with a set of UPVC double-glazed sliding patio doors to the rear garden. A stainless steel single drainer one-and-a-half bowl sink inset with laminate worktops and part-tiled walls. A range of modern matching base cupboards, drawers, and fitted matching wall cupboards, a stainless steel four-ring gas hob, space for fridge and freezer, plumbing for a washing machine, tiled flooring, and an extractor fan.

The staircase from the living room rises to a landing with a UPVC double-glazed window to the side aspect and the door leads through to the master bedroom which is double in size and provides a UPVC double-glazed window to the front aspect. The accommodation concludes with a modern shower room with a UPVC double-glazed window, a double-width tiled shower cubicle, a WC, a vanity unit with a wash hand basin and cupboards below, and an extractor fan.



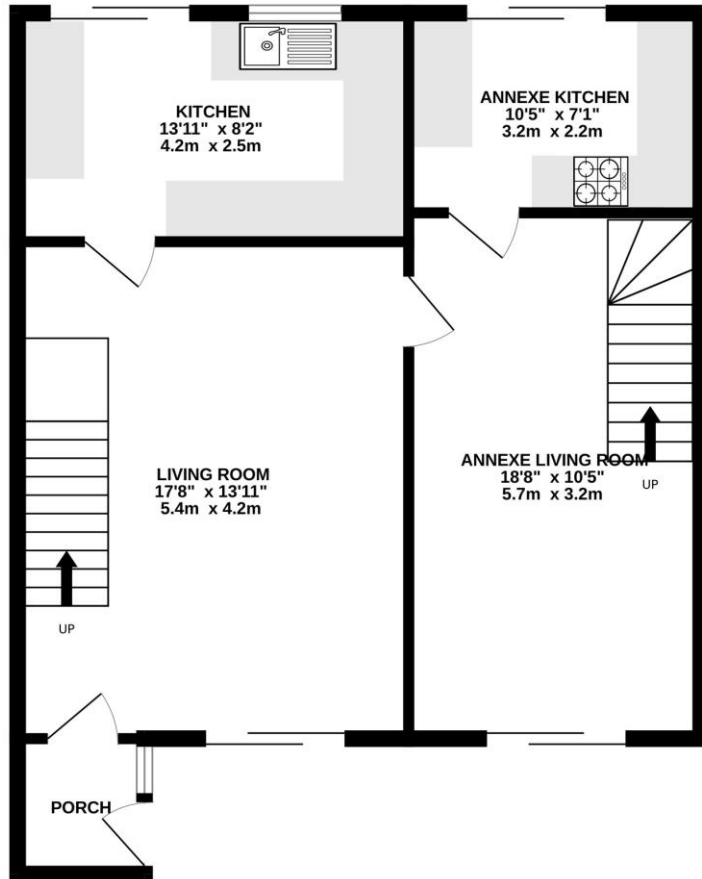




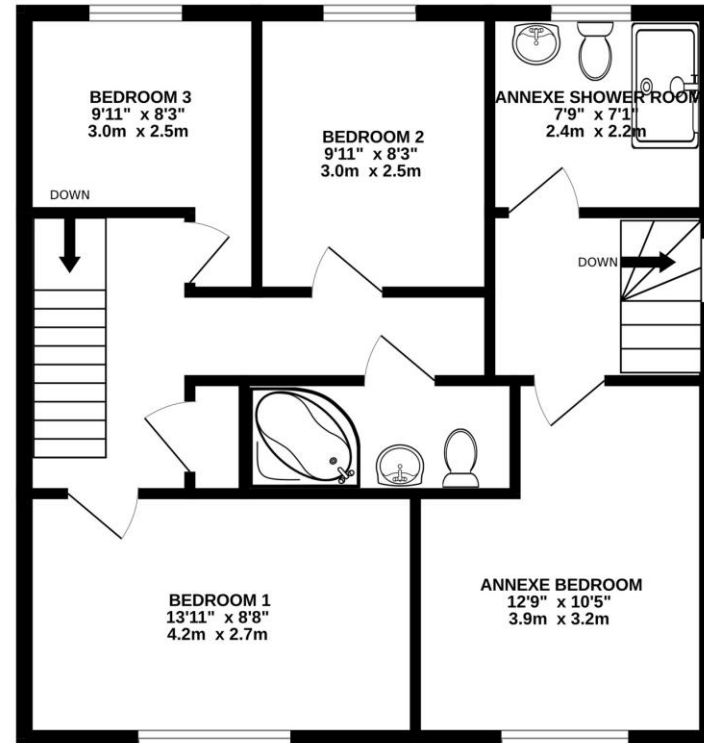


Floorplan

GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1274 sq.ft. (118.4 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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COUNCIL TAX BAND: C

TENURE: Freehold

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

01626 798440

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



Outside

To the front of the property is an expanse of artificial lawned garden with a bordering rendered wall and timber fencing. A paved path with rails leads down to an expanse of paved patio garden area with two sets of UPVC double-glazed sliding patio doors leading to the main accommodation and the self-contained annex. A side gate and path give access to the rear. A garage in a block can be located nearby.

The rear garden has been attractively landscaped by the current vendors, being separated into attractive garden areas. The first part is an expanse of paved patio with access to the kitchen via a set of UPVC double-glazed sliding patio doors. There is also external lighting and an outside tap with a further set of UPVC double-glazed sliding patio doors leading to the annexe kitchen. The paved path continues to a timber gate leading to the front. The garden continues to artificial lawned garden with a bordering feature pond and water feature and a large expanse of paved patio area for entertaining family and friends and is bordered by timber fencing and brick wall. A rear timber gate to the rear lane.

88 Queen Street
Newton Abbot
Devon
TQ12 2ET