

**SAMPLE
MILLS**



**Belvedere Road
Highweek
Newton Abbot
Devon**

Offers over £320,000

FREEHOLD





**Belvedere Road, Highweek, Newton
Abbot, Devon**

Offers over £320,000 freehold

A fantastic opportunity to acquire this Semi-Detached Bungalow situated in a cul-de-sac with a larger than average sized South facing level rear garden, ideal for gardeners. The property also benefits from good off road parking and a garage.

The internal accommodation benefits from entrance hallway, 2 downstairs bedrooms, lounge with wood burner, kitchen/breakfast room and rear conservatory. The property also benefits from further occasional bedroom with en-suite in the upstairs.

The property has a recently fitted Wisteria kitchen with Quartz tops and built-in appliances. There is also a recently fitted wood burner, for those enjoying snug country winter evenings.

The property is ideally situated for someone looking for a property on the edge of town, but also with easy access for the A38, A380 and M5 motorway whilst also having easy access for the local shops, schools and facilities and main rail line to London Paddington.

Viewing is highly recommended.



Double glazed front door leading to:

Entrance hallway

Door to:

Sitting Room – 3.52m x 3.34m (11'7" x 10'11")

Quality fitted Parkray wood burner. Square double glazed window looking over the rear. Radiator.

Kitchen/Living Room – 8.20m x 3.66m max (26'11" x 12'0" max)

Kitchen Area

The kitchen has recently been updated with quality fitted Wisteria Masterclass base and wall units to include a built-in fridge/freezer, induction hob and stainless steel single oven. The worktops are Quartz along with quality mixer taps. Extractor hood. Dishwasher. New vinyl flooring. Double glazed window overlooking the rear. Radiator.

Dining/Living Area

Built-in Parkray log burner with brick surround, mantle and hearth. Newly carpeted. Radiator. Door to:

Conservatory – 4.50m x 2.10m (14'9" x 6'11")

Double glazed. Access to the rear garden.

Bedroom 2 – 3.84m x 3.32m (12'7" x 10'11")

Double glazed bay window. Radiator.

Shower Room

Double shower cubicle. Inset wash-hand basin. Low level WC. Tiled floor. Tiled walls. Ladder radiator.

Staircase to first floor

Bedroom 1 – 6.60m x 4.10m (21'8" x 13'5")

Velux windows. Radiator. Boiler. Door to:

En-Suite Bathroom

Panelled bath. Wash-hand basin. Low level WC.

Garage – 5.10m x 3.10m (16'9" x 10'2")

OUTSIDE

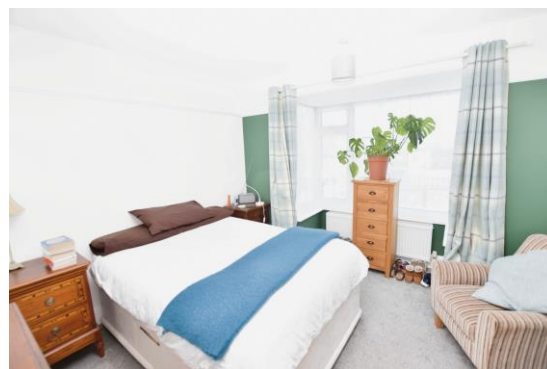
To the front of the property, is a garden predominately laid to lawn with an adjacent driveway leading to the garage.

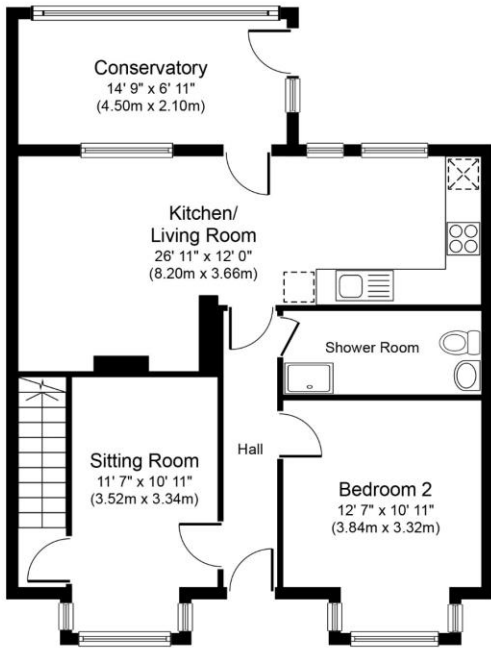
To the rear of the property, there is a garden predominately laid to lawn with borders, with mature shrubs.

AGENTS NOTE

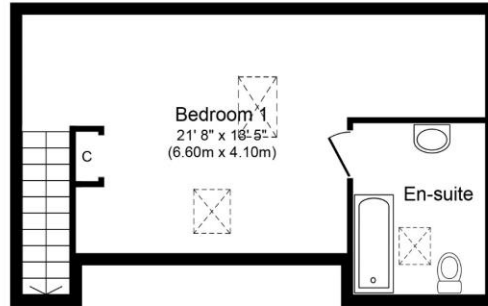
Council Tax Band: 'C' £2193.90 for 2024/25

EPC Rating: 'E'

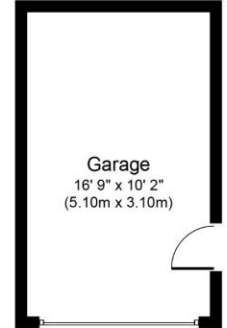




Ground Floor
Approximate Floor Area
745 sq. ft.
(69.2 sq. m.)



First Floor
Approximate Floor Area
356 sq. ft.
(33.1 sq. m.)



Garage
Approximate Floor Area
168 sq. ft.
(15.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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3 Bank Street
 Newton Abbot
 TQ12 2JL

Tel: 01626 367018
 sales@samplemills.co.uk

www.samplemills.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.