

**SAMPLE  
MILLS**



**Applegarth Avenue  
Highweek  
Newton Abbot  
Devon**

**£300,000**  
FREEHOLD







Applegarth Avenue, Highweek,  
Newton Abbot, Devon

**£300,000 freehold**

Occupying this cul-de-sac is this mature detached bungalow which offers an entrance hall with lounge/dining room, fitted kitchen, 2 bedrooms and a bathroom and w/c. The property also has a utility area, gas central heating, mostly double glazed, gardens to the front and rear with summerhouse and a garage plus off road parking.

Situated in the ever popular village of Highweek close to local primary and secondary schools, shopping facilities, pubs and restaurants, Doctors surgery, sports centre, library, cinema and bus routes into Newton Abbot town centre, together with gaining easy access for the A38, A380, M5 motorway and link road to Torbay, and mainline rail links to London Paddington, which run daily.

Viewing is recommended.





uPVC half double glazed door opening through to:

### Enclosed Entrance

Glazed door opening through to:

### Entrance Hall

Radiator. Laminate flooring. Built-in cupboard housing the gas boiler for hot water and central heating system. Hatch to the roof space. Inset spotlights. Coving to ceiling.

### Lounge/Diner – 5.66m x 3.25m (18'7" x 10'8")

Feature recess with exposed beams and cupboard space to one side. Two radiators. Laminate flooring. TV point. Inset spotlights. uPVC double glazed window to side. uPVC double doors providing access to the rear garden. Coving to ceiling.

### Kitchen – 2.97m x 2.92m (9'9" x 9'7")

Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Gas cooker point. Space for fridge/freezer. Double panelled radiator. Partly tiled walls. Wooden flooring. uPVC double glazed window overlooking the rear. Additional window to the side. Recess for further appliance.

### Bedroom 1 – 4.17m x 3.25m (13'8" x 10'8")

Range of fitted wardrobes with bridging units over. Additional drawer space with cupboard space to one side. Cabinet housing the radiator. uPVC double glazed window to the front aspect. Coving to ceiling.

### Bedroom 2 – 3.25m x 3.00m (10'8" x 9'10")

Radiator. uPVC double glazed window to the front. Coving to ceiling.

### Bathroom and w/c – 2.33m x 2.11m (7'8" x 6'11")

Panelled bath with Victorian style shower mixer tap attachment and tiled surround. Pedestal wash-hand basin with tiled splash back. Low level w/c. Heated towel rail. Obscure uPVC double glazed window. Extractor fan.

### Utility Area (at the rear of the garage) – 4.15m x 3.41m (13'7" x 11'2")

Plumbing for washing machine. Space for further appliance. Further storage area. uPVC double glazed window overlooking the rear garden. uPVC half double glazed door to outside.

### Garage – 3.01m x 2.24m (9'10" x 7'4")

Metal up and over door.

### Outside

To the front of the property, there is a garden laid to lawn with mature surrounding bushes, plants and shrubs offering privacy. There is also a pathway approach.

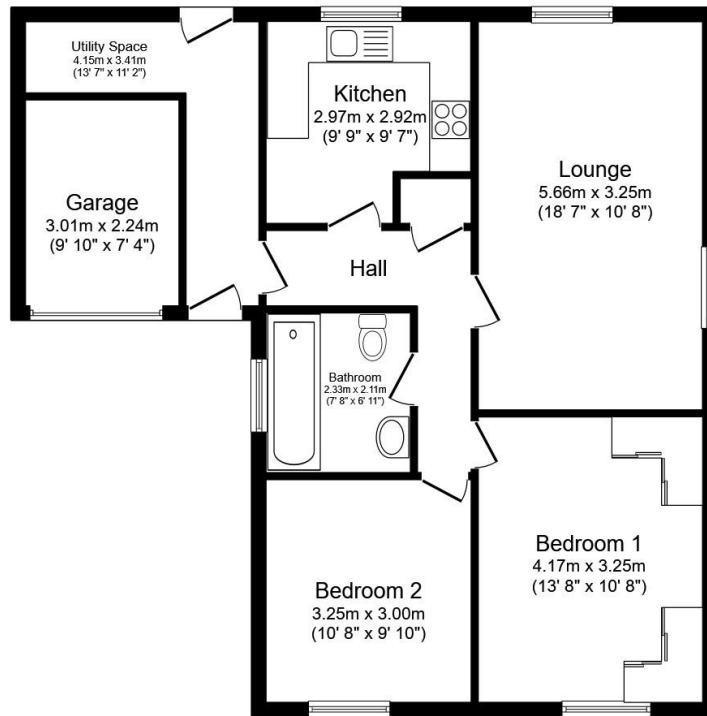
To the rear of the property, there is an area that has been laid to decking and then there are steps down to an area which is predominately laid to lawn, again, stocked with various bushes, trees and plants. There is a summerhouse and outside tap. In addition there is a garage plus off road parking.

### Agents Note

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

EPC Rating: 'D'





## Floor Plan

Floor area 77.8 m<sup>2</sup> (838 sq.ft.)

TOTAL: 77.8 m<sup>2</sup> (838 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	67   D	
39-54	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.

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