

**SAMPLE
MILLS**



**Rosemary Avenue
Highweek
Newton Abbot
Devon**

£335,000
FREEHOLD





Rosemary Avenue, Highweek,
Newton Abbot, Devon

£335,000 freehold

This detached family home is situated in this cul de sac in the ever popular village of Highweek, close to both primary and secondary schools, shops, the Dyrans sports centre and bus service into Newton Abbot town centre, with its further range of facilities and amenities including shops, cinema, library, doctors, dentists, gyms, pubs and restaurants, the main rail line to London Paddington and gaining easy access to Torbay, Exeter and Plymouth.

The internal accommodation comprises entrance hall, downstairs cloakroom, kitchen/breakfast room and lounge/diner. On the first floor, there are 4 bedrooms and a family bathroom and w/c.

The property also has gas central heating, double glazing, gardens front and rear and a garage plus off road parking.



uPVC part double glazed door through to:

Entrance Hall

Single panelled radiator. Staircase rising to first floor. Coving to textured ceiling. Door to:

Cloakroom

Low flush suite. Inset wash-hand basin with tiled splash back. uPVC double glazed window. Extractor fan. Tiled floor. Coving to textured ceiling.

Lounge/Dining Room – 5.01m x 4.42m (16'5" x 14'6")

Two double panelled radiators. TV point. Coving to textured ceiling. uPVC double glazed window overlooking the rear garden. uPVC double glazed double doors providing access to outside. Telephone point.

Kitchen – 3.00m x 2.77m (9'10" x 9'1")

Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Gas/electric cooker point. Plumbing for washing machine. Space for fridge. Breakfast bar. Tiled floor. uPVC double glazed window to front. Wall hung gas boiler for hot water and central heating system. Coving to textured ceiling. Extractor fan. Partly tiled walls.

First Floor Landing

Hatch to the roof space. Radiator.

Bedroom 1 – 4.25m x 2.92m (13'11" x 9'7")

Radiator. Built-in wardrobes some of which are mirror fronted. uPVC double glazed window to front enjoying distant views over towards Wolborough Hill and countryside. TV point. Telephone point. Coving to textured ceiling.

Bedroom 2 – 4.16m x 2.45m (13'8" x 8'0")

Radiator. Double glazed Velux window enjoying distant views.

Bedroom 3 – 2.96m x 2.93m (9'9" x 9'7")

Radiator. uPVC double glazed window to rear aspect. Coving to textured ceiling. TV point. Telephone point.

Bedroom 4 – 3.12m x 1.95m (10'3" x 6'5")

Radiator. TV point. Telephone point. uPVC double glazed window to front. Built-in shelved cupboard.

Bathroom

Panelled bath with hand rails and shower mixer tap attachment. Pedestal wash-hand basin. Low level w/c. Radiator. Partly tiled walls. Obscure uPVC double glazed window.

Garage – 5.44m x 2.51m (17'10" x 8'3")

Metal up and over door. Courtesy door.

Outside

To the front of the property, is a garden laid to lawn with various bushes.

To the rear of the property, there is a paved area which then leads on to a raised garden laid to patio/seating area and a further garden laid to lawn with raised beds having bushes and plants. There is a courtesy door through to the garage plus off road parking.

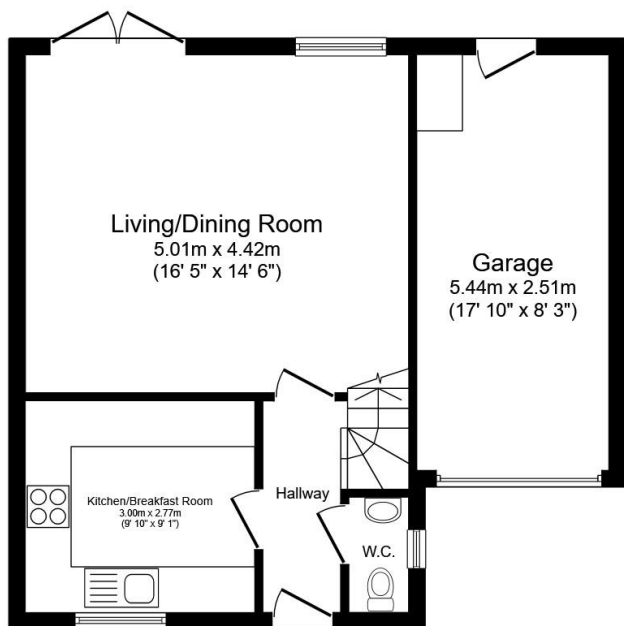
Agent's Note

Council Tax Band: 'D' £2587.09 for 2025/26

EPC Rating: 'C'

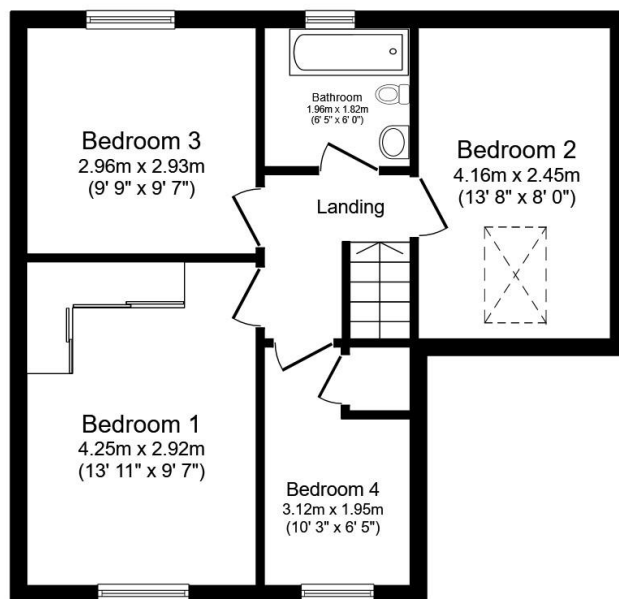
Long Term Flood Risk: Very Low





Ground Floor

Floor area 50.7 sq.m. (546 sq.ft.)



First Floor

Floor area 47.2 sq.m. (508 sq.ft.)

Total floor area: 97.9 sq.m. (1,054 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

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PrimeLocation.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	82 B
55-68	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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