

**SAMPLE
MILLS**



**Applegarth Avenue
Highweek
Newton Abbot
Devon**

£325,000

FREEHOLD





Applegarth Avenue, Highweek,
Newton Abbot, Devon

£325,000 freehold

An excellent opportunity to acquire this mature 3 bedroom semi-detached property situated in one of Newton Abbot's prime locations of Highweek, providing easy access for all local amenities to include shops, primary and secondary schools, leisure centre etc. plus road access via the A38/A380 for onward journeys, and mainline rail line to London Paddington.

The property is being sold with NO ONWARD CHAIN and has accommodation comprising entrance hall, lounge, dining room, kitchen, 3 bedrooms and bathroom.

The property occupies a larger than average size plot with level gardens to the front and rear.

Further features include a double garage, ample off road parking for several cars and gas central heating.

An early viewing is highly recommended for purchasers looking for a generous size family home in this popular location.



Storm Porch

Tiled flooring. Glazed door opening into

Entrance Hall

Single panelled radiator with shelf over. Staircase rising to the first floor. Storage cupboard with shelving. Further storage cupboards with shelving, one housing the consumer box. Door through to

Lounge 13'3" x 12'10" (4.03m x 3.90m)

Bay window to front aspect. Double panelled radiator. Exposed wood floorboards. Open fireplace with marble hearth and recesses on either side of chimney breast with shelving. Squared arch through to

Dining Room 12'2" x 11'2" (3.70m x 3.40m)

Range of fitted cupboards. French doors opening onto the rear garden. Glazed window to rear. Fireplace with tiled hearth with storage cupboards either side of chimney breast with shelving. Exposed wood floorboards. Door back to entrance hall.

Kitchen 9'2" x 8'10" (2.80m x 2.70m)

Incorporates a range of fitted base units with worktop surface areas over. Stainless steel sink drainer unit with taps over. Window to side aspect. Fitted shelving. Glazed door to rear. Further range of fitted base units and matching wall cupboards above. Plumbing for washing machine. Electric cooker point. Exposed wood floorboards.

Staircase with wooden balustrade rising to the first floor.

Landing

Window to side aspect. Access to loft area which is boarded and of a generous size. Exposed wood floorboards. Airing cupboard with radiator and shelving.

Bedroom 1 13'9" x 10'6" (4.20m x 3.20m)

Bay window to front aspect. Built in double wardrobes with hanging rails. Further built in double wardrobe with shelving. Exposed wood floorboards. Double panelled radiator. Fixed mirror.

Bedroom 2 11'10" x 10'6" (3.60m x 3.20m)

Crittall window to rear aspect. Double panelled radiator. Storage cupboard housing Glow-worm boiler serving hot water and gas central heating. Timer control unit. Built in double wardrobe with hanging rails. Recess with shelving. Exposed wood floorboards.

Bedroom 3 7'3" x 6'11" (2.20m x 2.10m)

Window to front aspect. Single panelled radiator. Exposed wood floorboards.

Bathroom

3-piece suite comprising panelled bath with part tiled walls. Wash hand basin. Low level WC. Medicine cabinet. Single panelled radiator. Crittall window to rear aspect. Exposed wood floorboards.

OUTSIDE

To the front of the property there is a small, raised wall with wrought iron gate and path leading to the front door. The garden has a range of flower and shrub borders. Gravelled areas. There is off road parking for several cars.

The property also benefits from a double garage with 2 up and over doors, power and light, and side access, plus window to the rear.

There is also under house storage housing electric meter.

To the rear of the property there is a level garden, accessed via steps down off the kitchen and dining room. Fence surrounding.

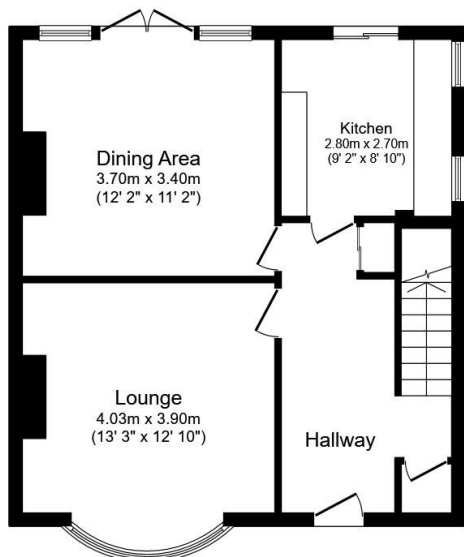
AGENTS NOTE:-

Council tax band: 'D' £2587.09 for year 2025/26

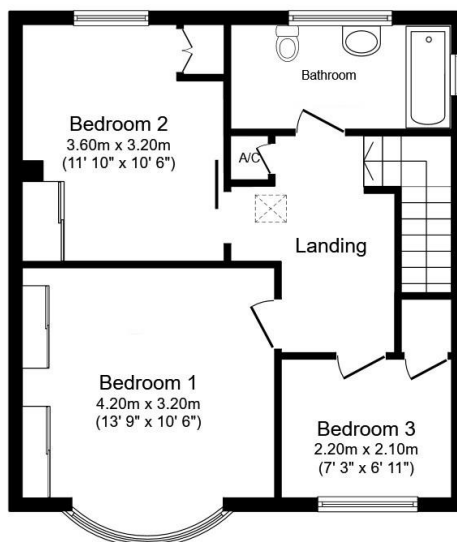
EPC rating: 'D'

Long Term Flood Risk: Very Low

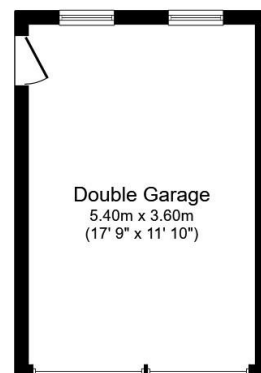




Ground Floor
Floor area 52.0 m² (560 sq.ft.)



First Floor
Floor area 52.1 m² (561 sq.ft.)



Garage
Floor area 19.4 m² (209 sq.ft.)

TOTAL: 123.6 m² (1,330 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



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		86 B
69-80	C		
55-68	D	57 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.

S712 Ravensworth 0191 917 9331