

**SAMPLE
MILLS**



**Applegarth Avenue
Highweek
Newton Abbot
Devon**

£250,000

FREEHOLD





Applegarth Avenue, Highweek,
Newton Abbot, Devon

£250,000 freehold

A Semi-Detached 2 bedroom Bungalow situated in the popular area of Highweek, which is sold with **NO CHAIN**. The property is in need of some updating but occupies a larger than average size plot with good off road parking, gardens to the front, extensive gardens to the rear and has the benefit of a garage.

The property accommodation comprises entrance hallway, lounge, kitchen, 2 bedrooms and a bathroom.

The property has 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.

For those seeking a property in this popular highly desirable area, viewing is highly recommended.



Double glazed door to:

Entrance Hallway

Storage cupboard housing the electric meter. Recess with shelving. Economy 7 Creda heater. Walk-in cupboard with timer control unit. Door through to:

Lounge – 5.50m x 3.20m (18'1" x 10'6")

Wooden flooring. Economy 7 heating. Views over the rear of the property over towards Bradley Valley and beyond. Feature fireplace with tiled surround, insert hearth and mantle over. TV point. Door through to:

Kitchen – 3.10m x 2.50m (10'2" x 8'2")

A range of fitted base units. Stainless steel drainer. Wall mounted cupboards. Gas cooker point. Larder cupboard. Double glazed window to the side. Double glazed door to the side. uPVC double glazed window looking over the rear garden with views over.

Bedroom 1 – 4.00m x 3.50m (13'1" x 11'6")

Bay window. uPVC double glazed window looking over the front. Walk-in built-in storage cupboard with shelving over.

Bedroom 2 – 3.10m x 2.90m (10'2" x 9'6")

Double glazed window looking over the front. Built-in wardrobe.

Bathroom

Comprises walk-in wet room. Shower. Low level w/c. Wash-hand basin. Obscure glazed windows. Power shower. Handrail. Airing cupboard with tank and shelving.

Detached Garage – 5.70m x 4.40m (18'8" x 14'5")

Up and over door. Side entrance. Power and light.

Outside

Wrought iron gates, raised wall, driveway to the front with parking for several cars. The property has a raised wall and lawned gardens with a good range of borders, shrubs and plants.

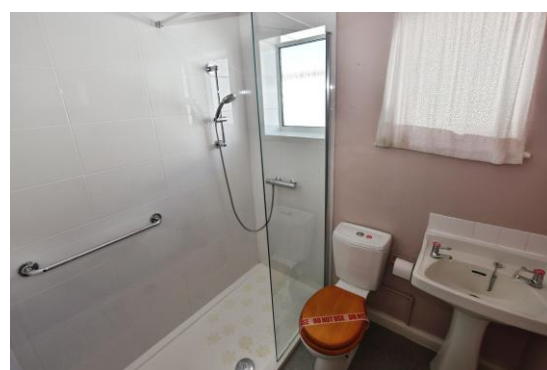
The garden is extensive to the rear and is lawned with a good range of borders, shrubs and plants again with patio areas and mature plants and shrubbery. There is also a drying area. The property has the benefit of a detached garage.

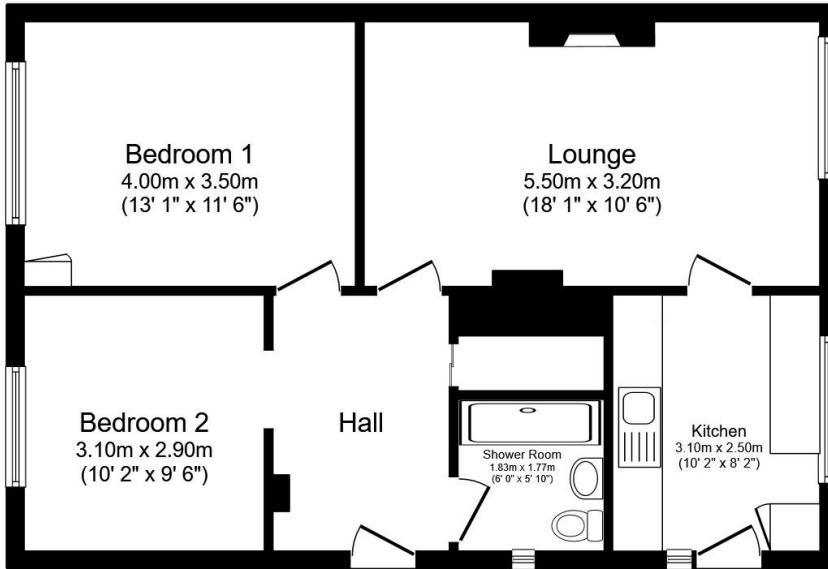
Agent's Note

Council Tax Band: 'C' £2413.13 for 2026/27

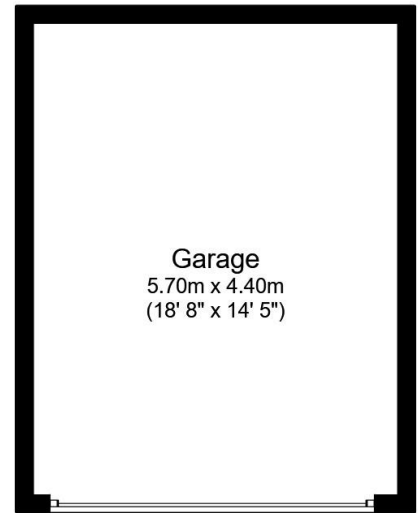
EPC Rating: 'E'

Long Term Flood Risk: Very Low





Floor Plan
Floor area 61.4 sq.m. (661 sq.ft.)



Garage
Floor area 25.1 sq.m. (270 sq.ft.)

Total floor area: 86.5 sq.m. (931 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	48 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.