



15 HILL PARK ROAD,  
HIGHWEEK, TQ12 1NU

**complete.**  
thoroughly good property agents



# 15 HILL PARK ROAD, HIGHWEEK, TQ12 1NU

Discover this deceptively spacious modern, refurbished, extended & very UNIQUE HOME!

Located close to Highweek Village Newton Abbot. Detached + Off Road Parking. 4 Bedrooms, Kitchen Dining + Utility. Bathroom + 2 En-suite Showers, Large Patio + Garden. Panoramic Views!

- Tenure: Freehold
- EPC - 80C
- Council Tax Band D
- Main Utilities, Gas, Electric, Water & Drainage

Some images are for visual effectt containing furniture

*“We love our refurbishment & the new life breathed into this Home. There is lots of space & the sunlight bounces around. The real wow factor is the Patio & Countryside View.”*



Detached



Townl



4 Bedrooms



1 Bathrooms  
2 En-suites



Lounge and  
Kitchen/Dining



Off Road Parking



Garden



Council  
Tax: D



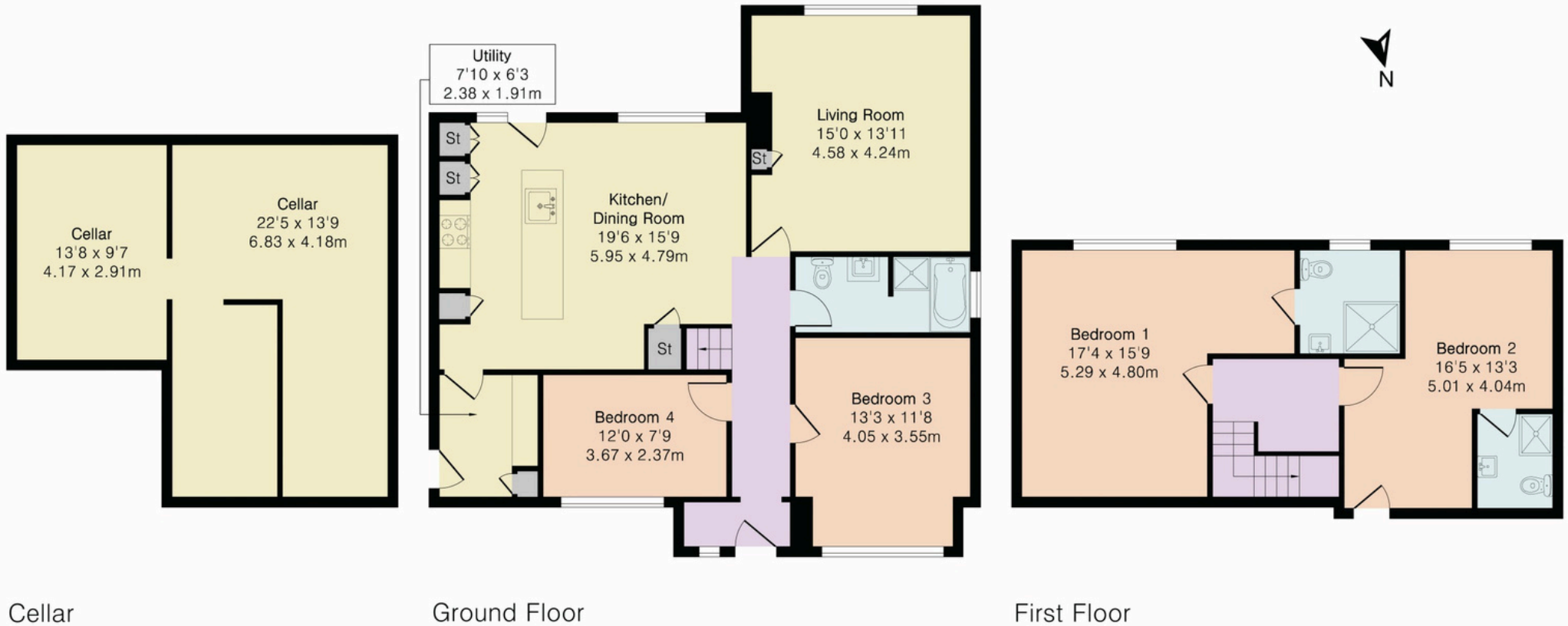


## Approximate Gross Internal Area 1937 sq ft - 180 sq m

Cellar Area 441 sq ft – 41 sq m

Ground Floor Area 958 sq ft – 89 sq m

First Floor Area 538 sq ft – 50 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plans 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



# THE HOME...

Located towards the head of this Cul De Sac & set back from the road with a walled frontage, providing Off Road Parking, you will walk down steps or wheelchair access slope to this modern Home. The central entrance Hall opens to a light, bright Hallway with very unique pattern flooring. Surrounded with panel effect walls you will find 2 Double Bedrooms, to the left & right, overlooking the front. Again, beautifully finished with wood panelling effect walls, stylish radiators & quality carpets.

The Hallway opens out to, with Newel staircase & beautiful chandelier, the Open Plan Kitchen Dining Room, again with the pattern wood floor flowing through. Ample space for a family dining table & chairs, window overlooking the Garden, with a large door & Juliette Balcony adding extra natural light. The modern Kitchen has been finished with high quality units, work surfaces, integral double oven, gas hob, cooker hood, lighting, central island with sink drainer & integral fridge freezer. A utility room, with storage cupboards, spaces for washing machine & tumble dryer & side door access leading to the Garden, finishes this area.

Also overlooking the rear Garden areas with far reaching countryside views, is the main Living Room. A large window adds the natural light with central media wall, ideal for TV & hard-wired accesses, panelled walls, luxury carpets, radiator & ceiling downlights.

The Ground Floor Bathroom is THE space for relaxing with a free-standing Bath, walk in Shower, floating sink & light mirror, heated towel rail, w.c & beautiful, tiled floor & subway style tiled splashback surrounds.

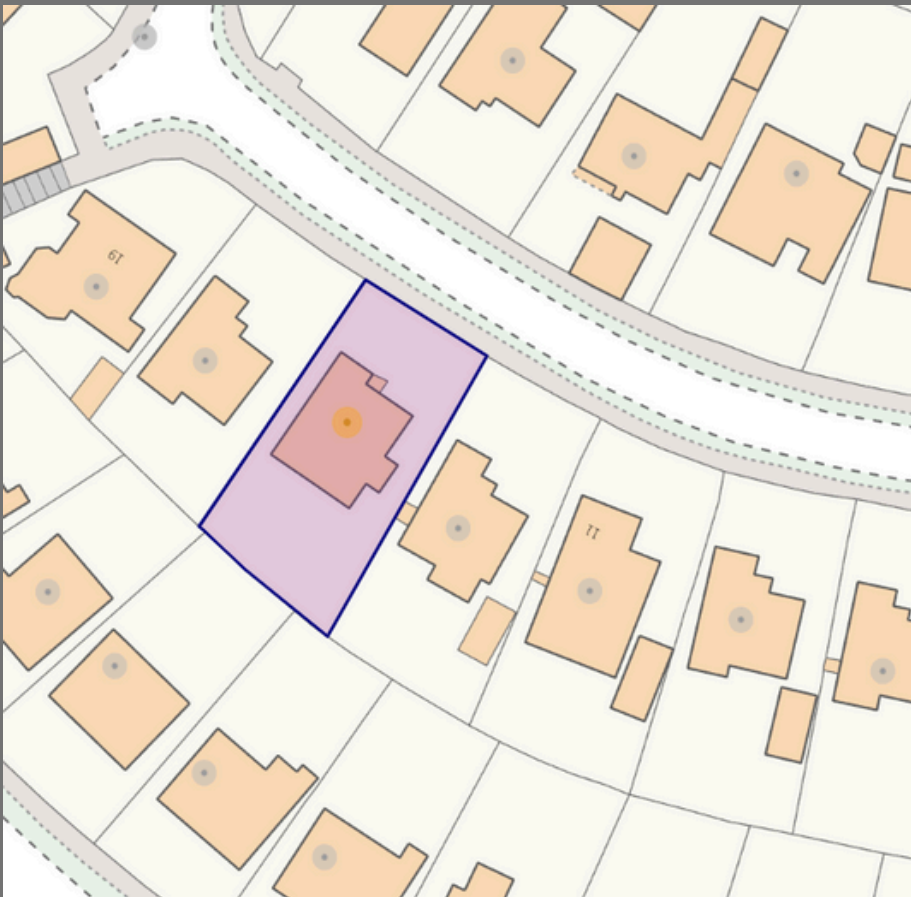
The wrap around Newel stairs shows off the large drop Chandelier! The panelled walls & landing space give access to both 1<sup>st</sup> floor Double Bedrooms. The first Bedroom has been fitted with a walk-through style wardrobe area that leads into an En-suite Shower Room, with hand basin, w,c & walk in shower cubicle, tiled floor & heated towel rail. Here the window overlooking the rear makes the best of the rural views in the distance.

The second Double Bedroom has an area that could be fitted out with wardrobes or for a dressing area, a large window for the views again & a second En-suite Shower Room. Both rooms finished with luxury carpet, radiator & panelling.

The home is side access to both sides, from the front. The rear Patio is the space for entertaining & barbecues, with central water featured capped pillars that dress the glass balustrade & steps that lead down to a private lawn Garden area, all enclosed with wood fencing. Extra storage can be found in the cellar areas.







## LOCATION

Please check Google maps for exact distances and travel times. Property postcode: TQ12 1NU

### Schools

- Highweek Community Primary and Nursery School
- South Devon UTC
- Newton Abbot College
- Stover School

### Transport Links

- Newton Abbot Rail Station
- Rosemary Avenue - Bus Stop
- Exeter International Airport 16.5 Miles
- Nearest motorway - M5 - 11 Miles



**COMPLETE - Thoroughly Good Property Agents**

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**SIGNATURE HOMES**

**complete.**