



MILE END ROAD, NEWTON ABBOT

GUIDE PRICE £500,000 Freehold

This beautifully presented detached house is deceptively spacious & offers the potential of a well laid out annexe. The property has been recently upgraded by the current vendors offering modern fittings set in a village location. It also benefits a south facing garden with views & driveway.

- Detached Family Home
- 4 bedrooms
- Living Room
- Modern Kitchen/Diner
- 3 Bathrooms
- Study/Office
- South Facing Garden
- Utility Room
- Large Driveway

The property is situated on the outskirts of Newton Abbot, in the village of Highweek, offering delightful far-reaching countryside views. The property is located near a well-regarded primary school and two secondary schools, church, countryside walks and a bus stop.

The market town of Newton Abbot is less than 2 miles away and offers a wide range of amenities including shops, supermarkets, further education facilities, a leisure centre with a swimming pool, various sports clubs, parks, a mainline railway station to London Paddington, a bus station and A380 dual carriageway to Exeter and Torbay, as well as the A38 for Plymouth and Cornwall.

Accommodation. Wrought iron gate with external lighting and uPVC obscure double glazed lead effect door leading to the generous sized entrance hallway with tiled flooring, radiator and door to the refitted modern downstairs shower room.

The refitted modern shower room offers a uPVC part obscure double glazed window to the front with fully tiled walls, concealed Japanese WC, tiled shower cubicle, tiled flooring, wall mounted heated towel rail, wash hand basin with cupboard below, extractor fan and fitted mirror fronted bathroom cabinets with Bluetooth and light.

From the entrance hallway, a door leads through to the potential annexe and a further door leads through to an inner hallway with built in cupboard offering ample storage and light.

From the hallway, a wooden part glazed door flows through to the generously sized living room with a uPVC double glazed window to the rear aspect overlooking the south facing rear garden. The living room benefits a fitted wood burner, wood effect laminate flooring and a staircase rises to the first floor with built in under stairs cupboards. A set of uPVC double glazed sliding patio doors leads to the sun terrace and garden.

From the living room, a set of wooden part glazed doors leads through to a recently refitted modern kitchen/diner with two uPVC double glazed windows overlooking the front garden. A single drainer single bowl sink insert with solid wooden worktops and a range of modern matching shaker style base units, cupboards and drawers. Integrated appliances include an inset induction hob with a contemporary stainless steel extractor hood above and an integrated stainless steel double oven below and a fitted fridge/freezer. There is also plumbing for a dishwasher and washing machine. The kitchen/diner offers enough space for a dining room table and chairs and also benefits from inset spotlights and a uPVC obscure double glazed door to the side of the property.

The staircase leads from the living room to the first floor accommodation, with the landing and access to the insulated loft space and doors to principal rooms.

The first floor accommodation offers 3 bedrooms. The master bedroom is a larger than average double room with a uPVC double glazed window to the front aspect and fitted wardrobes comprising two sets of double wardrobes with hanging space and fitted shelving.

The second bedroom is also double in size and found to the rear property with a uPVC double glazed window and the third bedroom is a single room with a uPVC window to the rear aspect.

The accommodation, concludes on the first floor with a recently refitted modern family bathroom offering a uPVC double glazed window, fully tiled walls, space saver bath with shower over, a concealed Japanese WC, wash hand basin, attractive mirror fronted fitted bathroom cabinets with bluetooth and light, extractor fan, tiled flooring and wall mounted heated towel rail.

The accommodation continues via the entrance hallway of the main house to an open plan study/office with a staircase rising to the first floor and under stairs cupboard. A set of uPVC double glazed sliding patio doors leads to the sun terrace and garden.

The accommodation flows through to a utility room with uPVC double glazed window, part tiled walls, stainless steel single drainer single bowl sink insert with worktops and a range of modern matching base cupboards, drawers and matching wall cupboards. There is also plumbing for a washing machine and wall mounted gas boiler.

The accommodation continues to the first floor, with a landing area and uPVC double glazed window to the front aspect. A door flows through to the bedroom.

The bedroom offers a uPVC double glazed window to the rear aspect, maximising the far reaching countryside views and a door leads to an ensuite shower room, with a uPVC double glazed window, fully tiled walls, tiled shower cubicle, WC, wash hand basin, wall mounted heated towel rail and inset spotlights.

Outside

To the front of the property is a brick paved driveway providing parking for multiple vehicles with external lighting and a wrought iron gate leading to an enclosed front garden. The enclosed front garden is bordered by my timber fencing and mature hedging. It is mainly laid to a lawned appearance, incorporating a variety of attractive shrubbery. There is also a feature pond and hard standing path that borders the property with external lighting, outside cold water and a timber gate leading to the rear garden.

The gardens are southerly facing and are of a generous size, being bordered by timber fencing and brick walling. It is mainly laid to a level lawned appearance with bordering flower beds incorporating a variety of mature shrubbery and newly installed 9 m2 shed.

The rear garden also benefits from a raised patio with access to the living room via a set of uPVC double glazed sliding patio doors with external lighting and there is also access to the study/office via a further set of uPVC double glazed sliding patio doors.

The paved patio area is the ideal place to entertain friends and is bordered by a timber balustrade. A hard standing path the property leads round to the side with storage, external lighting and access to the kitchen via a uPVC obscure double glazed door and access to the front garden via a timber gate.

Viewings

To view this property, please call us on 01626 798440 or email sales@simply-green.co.uk and we will arrange a time that suits you.

Directions

From Newton Abbot town centre, proceed on Highweek Street to the first roundabout. Turn left onto Ashburton Road. Proceed for a short distance, turning right at the traffic lights. Continue up the hill, passing the

schools on your right-hand side. Continue on Coombeshead Road for some distance and upon reaching the t-junction turn left onto Highweek Village. Proceed for some distance where the property will be found on the left hand side.

Services - Mains Electricity. Mains Gas. Mains Water. Mains Drainage.

Local Authority - Teignbridge District Council

Council Tax Band D

Tenure: Freehold

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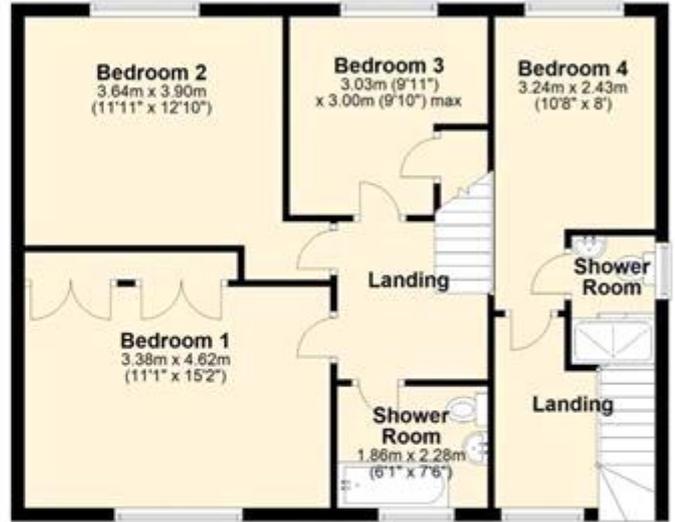
Ground Floor

Approx. 84.9 sq. metres (913.8 sq. feet)



First Floor

Approx. 72.0 sq. metres (775.3 sq. feet)



Total area: approx. 156.9 sq. metres (1689.1 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		72	81
	EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.