



Highweek, Newton Abbot

4x  2x 

ENERGY RATING
E49

- Video Walk-through Available
- Stunning Detached House
- 4 Double Bedrooms
- Family Bathroom, En-Suite & WC
- Double Aspect Lounge/Diner
- Spacious Kitchen/Breakfast Room
- Generous Ground Floor Study
- Wrap-Around Lawn & Patio
- Detached Double Garage & Driveway
- Sought-After Location & Far-Reaching Views

Guide Price:
£570,000
FREEHOLD



30 Highweek Village, Newton Abbot, TQ12 1QG

A wonderful individual detached house offering well-planned, family sized accommodation in a highly desirable location.

Highweek village is regarded as one of Newton Abbot's most sought-after locations and is around half a mile from the vibrant town centre and its comprehensive range of amenities. Within a few minutes stroll is the respected Highweek Inn and both primary and secondary schools are also within easy reach.

In the same ownership for over 30 years, the first-class home originally dates from the 1930s and was extended in keeping some years later. The house occupies a slightly elevated position which affords some lovely far-reaching views over much of the town and onto green fields, yet offers a level plot with fully enclosed and particularly secluded lawned gardens which wrap around two sides of the house. Parking is provided by a wide driveway and a detached double garage with remote electric door.

The Accommodation:

Stepping inside, the light filled interior flows well with a reception hallway having a handsome turning staircase to a part galleried first floor landing having a feature-coloured glazed window and a useful downstairs WC with basin off. Formally two rooms, the double aspect lounge/diner has a bay window and a gas fire. There is a further bay windowed reception room, currently being used as a study whilst the kitchen/breakfast room has a U shape of units, back door and plenty of space for a table and chairs.

On the first floor are four double bedrooms, the principal with an up to the minute en-suite featuring a WC, basin and large shower cabinet with a wirelessly controlled shower. Completing the picture is a family bathroom with modern white suite.

Outside:

Substantial enclosed and secluded lawned gardens with patio area.

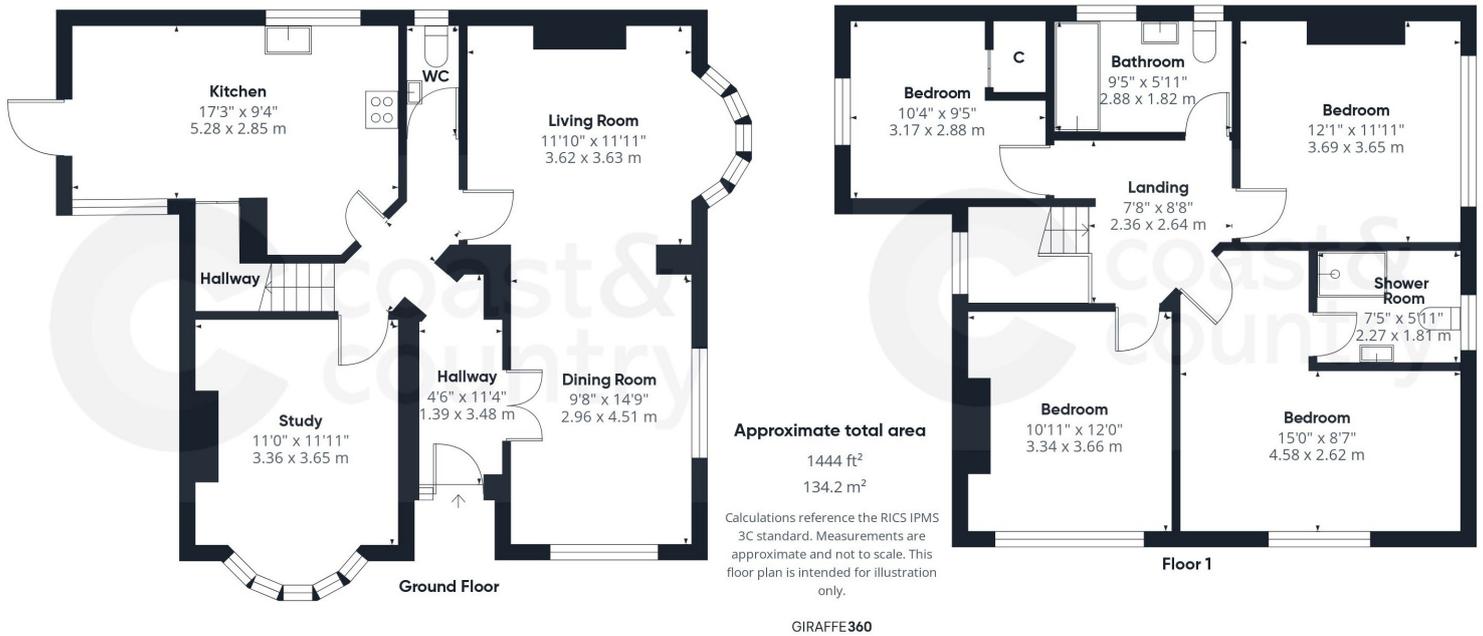
Parking:

Wide driveway and detached double garage with remote electric door.

Directions:

From Newton Abbot town centre take the A383 Ashburton Road out of town. At the lights immediately after Newton Abbot College turn right into Coombeshead Road. Follow the road up the hill and at the top of the hill follow the road around to the left and continue to the end of the road. At the tee junction turn left and the property will be found on the right hand side where the road widens.





Agents Notes:

Council Tax: Currently Band F

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

The property is on a private road and there may be a liability to contribute to maintenance.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.