



## Highweek Village, Newton Abbot

4x 2x

ENERGY RATING D62

- Video Walk-through Available
- Period Mid-Terraced Property
- Deceptively Spacious
- Lovely Open Views
- 4 Bedrooms
- 2 Bath/Shower Rooms
- Sought-After Highweek Village Location
- Brimming with Character
- Versatile Accommodation
- Internal Viewings a Must

**Guide Price:**  
**£300,000**  
FREEHOLD

11 Highweek Village, Newton Abbot, TQ12 1QB



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An individual period cottage enjoying lovely views located in a sought-after village and boasting an abundance of charm and character. The unique, spacious and well-presented accommodation is arranged over several levels and includes four bedrooms, master with a balcony, lounge and separate dining room, kitchen and utility, bathroom, shower room and a loft room. Gas central heating and Upvc double glazing are installed and outside there is a small courtyard garden.

Highweek is a popular and sought after village close to the town centre of Newton Abbot and offers a host of facilities including primary and secondary schools, an array of shops and a village pub 'The Highweek Inn'. Newton Abbot itself offers a large selection of shops and amenities and also has a mainline railway station and easy access onto the A38, A380 and M5.

### The Accommodation:

An open canopy porch with wooden multi glazed entrance door leads to the entrance hallway with a staircase to first floor and door to the living room which is a spacious room with mock inglenook fireplace, multi glazed French doors to front, door to inner hallway and multi glazed doors to the dining room which is triple aspect with UPVC double glazed windows to front and either side. The inner hallway has a large walk-in coats cupboard, stairs to upper landing and stairs down to the kitchen which is fitted with base units, space for appliances with beamed ceiling, UPVC double glazed window and door to rear porch and step up to a utility room with base unit, work surfaces, Belfast sink, plumbing for washing machine and a UPVC double glazed window. The rear porch has a UPVC double glazed window and UPVC obscure double glazed door to outside.

Also on the ground floor there is a bathroom with freestanding roll top bath, pedestal wash basin, feature fireplace, storage cupboards, wood panelling to dado level, low level WC and UPVC obscure double glazed window.

Upstairs on the first floor half landing, bedroom one has a vaulted and beamed ceiling with feature stone wall and fireplace with UPVC double glazed French doors opening to a balcony enjoying pleasant views

over Highweek. Off the main landing there are three further bedrooms with outlook to front and a shower room with shower cubicle, low-level WC, pedestal wash basin, UPVC obscure double glazed window and dressing room off. There is also a useful loft room.

### Outside:

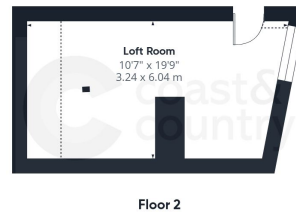
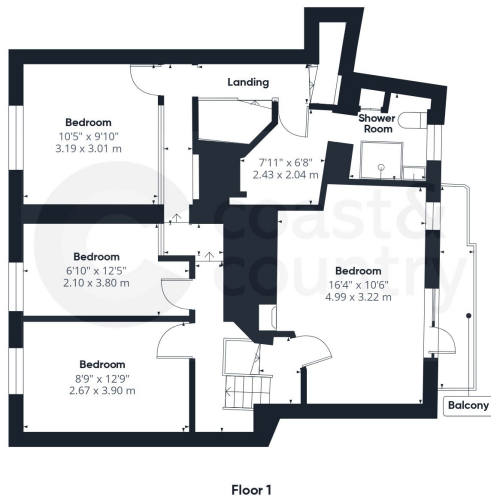
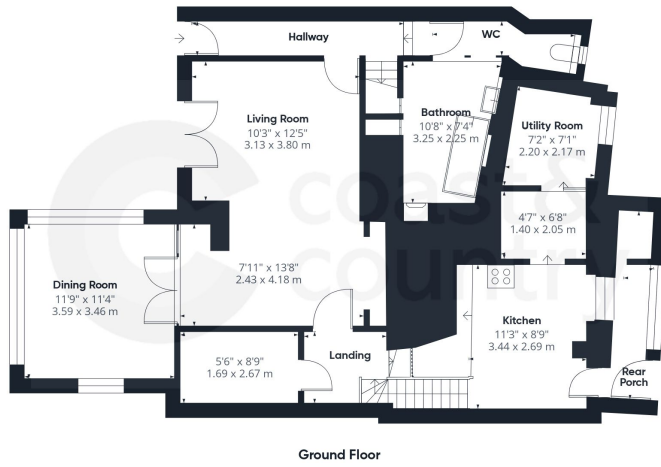
Outside to the front there is a gravelled front garden and the rear courtyard garden has a small paved patio and palm tree.

### Directions:

From the Coast & Country office continue along the Queen Street one way system. Turn right into Albany Street. Continue straight ahead into Cricketfield Road. At the traffic lights turn left onto Halcyon Road (B3195). Continue straight ahead at the first traffic lights. Turn right at the next lights into Exeter Road (A382). At the roundabout take the first exit onto Ashburton Road (A383). Take the first right into Coombeshead Road. Continue straight ahead and at the junction bear right into Pitt Hill Road. Continue up the hill and at the top 'T' junction turn right and the property can be found on the right.



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<b>Approximate total area<sup>(1)</sup></b>	1784 ft <sup>2</sup> 165.8 m <sup>2</sup>
<b>Balconies and terraces</b>	53 ft <sup>2</sup> 4.9 m <sup>2</sup>
<b>Reduced headroom</b>	27 ft <sup>2</sup> 2.5 m <sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

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

The neighbouring property enjoys a right of access along the back of the property which is common in properties of this age and type.

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is non-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. 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.