

**SAMPLE
MILLS**



**Elmwood Avenue
Highweek
Newton Abbot
Devon**

£270,000
FREEHOLD





**Elmwood Avenue, Highweek, Newton
Abbot, Devon**

£270,000 freehold

A Semi Detached 4 bedroom Dormer Bungalow situated in the sought after area of Highweek occupying a level location.

The accommodation internally comprises entrance porch, kitchen, lounge and separate dining area with patio doors opening onto the rear garden, a ground floor bedroom and a ground floor bathroom. Upstairs, the property benefits from 3 further bedrooms and a separate family bathroom.

Further features include off road parking to the rear and gardens to the front and rear. The rear garden is laid to a level lawn with fence surround and decking area which enjoys a South Westerly aspect.

Viewing is highly recommended. NO ONWARD CHAIN.



UPVC double glazed door to:

Entrance Porch

Radiator. Textured ceiling. Door through to:

Lounge Area - 18'2" x 10'6" (5.54m x 3.20m)

Feature fireplace. Stone surround. Log burner. Hearth. Coving to ceiling. Single radiator. Wooden floors. UPVC double glazed windows.

Kitchen - 12'5" x 10'10" (3.78m x 3.30m)

Incorporates a range of fitted base units with rolled edge worktop surface areas. Stainless steel drainer mixer tap over. Built-in single oven with radiant hob. Range of wall mounted cupboards. Double glazed window to the side. Spacious for fridge/freezer.

Dining Room - 13'0" x 10'7" (3.96m x 3.23m)

Double doors onto the dining room. Stripped floors. Built-in storage cupboard with rail and shelving. Radiator with cover. UPVC double glazed patio doors opening onto the rear garden and decking area.

Bathroom

3 Piece suite. Panelled bath. Wash-hand basin. Low level WC. Fully tiled walls. Obscure uPVC double glazed window. Ladder radiator. Shower rail. Fitted power shower.

Inner Hallway

Staircase leading up to the landing and downstairs bedroom.

Bedroom 4 - 10'4" x 9'11" (3.15m x 3.02m)

UPVC double glazed window. Radiator. Under stairs storage cupboard. Built-in wardrobe with hanging rail and shelving.

Staircase leads to the landing

Wooden balustrade. UPVC double glazed window to the side. Smoke detector. Doors off to:

Master Bedroom - 12'10" x 11'1" (3.91m x 3.38m)

UPVC double glazed windows facing the front. Single panelled radiator. Built-in wardrobes. Hanging rail and shelving. Outlook over the front.

Bedroom 2 - 8'10" x 7'10" (2.69m x 2.39m)

Facing the rear. Double panelled radiator. UPVC double glazed windows. Excellent outlook over the surrounding area towards Wolborough Hill and over.

Bedroom 3 - 7'10" x 7'10" (2.39m x 2.39m)

Facing the rear. Double panelled radiator. UPVC double glazed window. Eaves storage.

Bathroom

4 Piece suite. Panelled bath.. Low level WC. Wash-hand basin. Large shower with fitted Mira shower. Tiled walls. Fixed mirror. Cupboard which houses the Logic combi boiler serving hot water and central heating.

OUTSIDE

To the front of the property there is a walled garden.

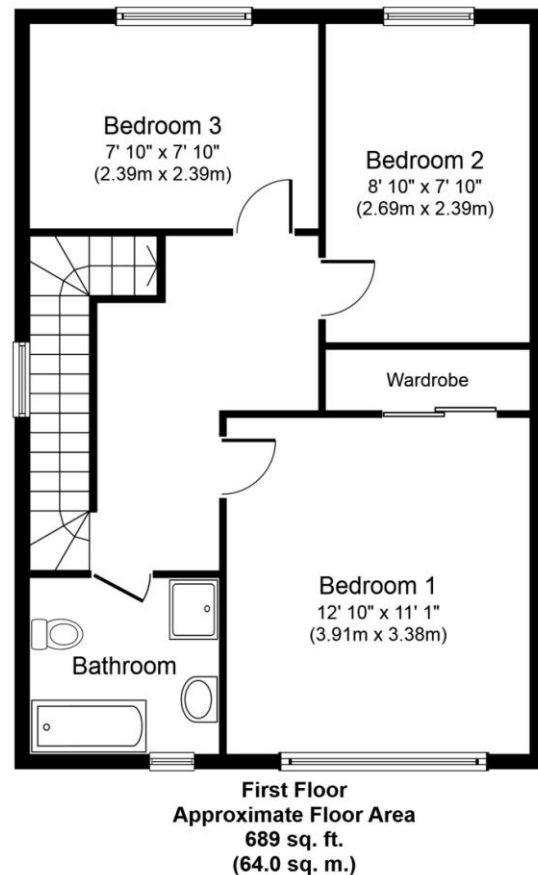
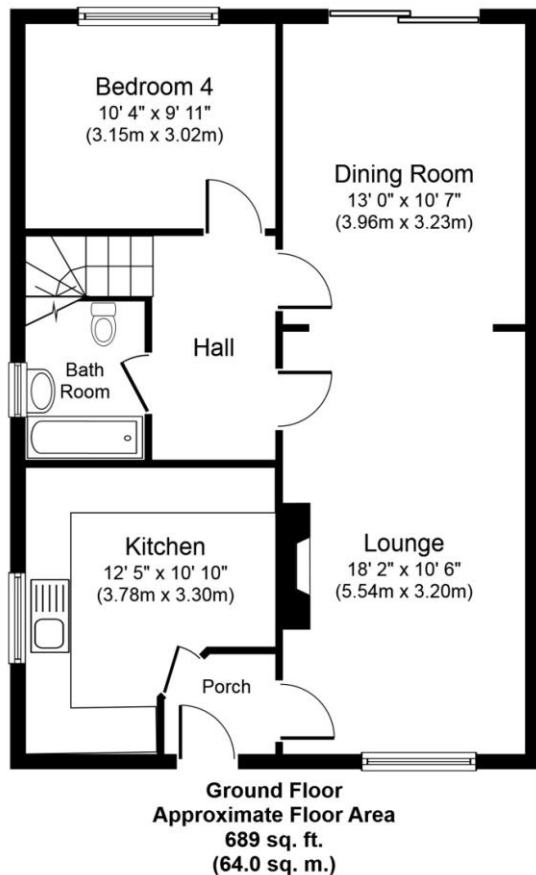
The rear garden comprises a level lawn with fence surround and a timber decked area accessed off the dining room. The property enjoys a South Westerly aspect. Off road parking.

AGENTS NOTE

Council Tax Band: 'C' £1801.28 for 2020/21

EPC Rating: 'D'





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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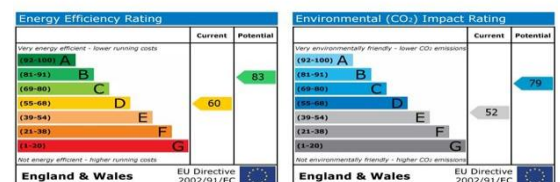


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