

For Sale : £240,000

Applegarth Avenue Highweek Newton Abbot



A well presented 1930's Bay fronted Semi Detached House situated in the popular area of Highweek giving good access to local amenities including a frequent bus route, Primary and Secondary Schools etc. The accommodation briefly comprises Lounge, Dining Room, Conservatory, Kitchen, 3 Bedrooms and a modern fitted Bathroom suite. One of the main features of the property is the well maintained front and rear gardens, as well as a Garage, driveway, gas central heating and uPVC double glazing. Internal viewing highly recommended.

Applegarth Avenue Highweek Newton Abbot

uPVC double glazed partly leaded front door leading into:-

ENTRANCE PORCH:-

Tiled floor. Further uPVC double glazed door leading into:-

ENTRANCE HALL:-

Staircase rising to the First Floor. Radiator. Cloaks cupboard with fitted shelving. Understairs storage cupboard. Smoke detector. Coved ceiling. Telephone point.

LOUNGE:- 10'11" plus Bay recess by 12'11" (3m 33cm x 3m 94cm) maximum measurement

uPVC double glazed Bay window overlooking the front garden. Stone fireplace with inset 'Living Flame' gas fire, extending into either side of chimney breast with wooden display mantels over. Coved ceiling. Wall light points. Radiator. Attractive stained glass sliding doors leading into:-

DINING ROOM:- 11'10" by 11'0" (3m 61cm x 3m 35cm) Maximum measurement

Radiator. Wall mounted gas fire. Coved ceiling. Double glazed sliding patio doors leading to:-

CONSERVATORY:- 17'2" by 7'11" (5m 23cm x 2m 41cm)

uPVC double glazed tilt and turn sliding door giving access onto the rear garden. Surrounding uPVC double glazed windows overlooking the rear garden with distant field views. Radiator.

KITCHEN:- 8'11" by 8'10" (2m 72cm x 2m 69cm) Maximum measurement

uPVC obscure double glazed window and further uPVC double glazed window to side aspect. Range of built in base cupboards with matching drawers and roll top working surfaces over. Matching wall mounted cupboards. Built in stainless steel single drainer unit with mixer tap over. Splashback tiling surround. Larder cupboard with fitted shelving. Plumbing for washing machine.

FIRST FLOOR ACCOMMODATION - LANDING:-

Stained glass uPVC obscure double glazed window to side aspect. Access to loft space. Airing cupboard housing factory lagged hot water cylinder and slatted shelving with timer control unit. Coved ceiling. Smoke detector.

BEDROOM 1:- 10'11" (extending to 13'8" into Bay window) by 12'11" (3m 33cm x 3m 94cm) (Maximum measurement into back of wardrobes)

uPVC double glazed Bay window to front aspect. A range of built in wardrobes extending the full width of the room with hanging rails and fitted shelving. Radiator. Coved ceiling.

BEDROOM 2:- 11'10" by 10'10" (3m 61cm x 3m 30cm)

uPVC double glazed window to rear aspect and enjoying distant field views. Radiator. Built in cupboard with hanging rail and fitted shelving. Coved ceiling.

BEDROOM 3:- 7'3" by 6'10" (2m 21cm x 2m 8cm)

uPVC double glazed window to front aspect. Radiator. Coved ceiling.

FAMILY BATHROOM:-

uPVC obscure double glazed window to rear aspect. Modern white 3 piece suite comprising panelled bath with chrome mixer tap and fitted Mira shower unit over. Pedestal wash hand basin with chrome mixer tap. Low level WC. Fully tiled walls. Radiator. Wall mounted heater. Coved ceiling.

OUTSIDE:-

To the front of the property double wrought iron gates give access to a block paved driveway leading to the Garage. To the side of the driveway is a concrete path giving access to the front door. External light. The front garden is attractively presented being mainly laid to lawn with surrounding flower beds incorporating an abundance of shrubs and plants. Side gate gives access to the rear garden.

GARAGE:- 15'0" by 8'2" (4m 57cm x 2m 49cm)

Up and over door. Power points. Lighting. Window to rear aspect. uPVC door giving access to the garden. Walk in garden store with uPVC door and houses central heating boiler.

REAR GARDEN:-

The rear garden is attractively presented and well manicured comprising concrete patio area ideal for Summer dining, beyond which is a generous sized lawned area with attractive gravelled areas and raised flower beds. Outside tap. At the rear of the garden is a further paved patio area and a well stocked bed incorporating mature plants and shrubbery with feature graveling. The garden is enclosed by mature hedgerow and panelled fencing. Timber garden shed 7'8" x 5'8".

DIRECTIONS:-

From our Newton Abbot office continue on the Ashburton Road for some distance turning right onto Elmwood Avenue. Continue to the T junction turning right into Applegarth Avenue. Proceed for a short distance where the property will be found.

DISCLAIMER:-

These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers are advised to double check them before incurring any expense which is reliant upon their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and purchasers must satisfy themselves as to their working condition. Further the Agents have not sought to verify legal title of the property and purchasers must obtain the relevant information from their Solicitors. Under the Money Laundering Regulations purchasers will at a later stage be asked to provide identification documents. In order to make sure there is no delay in agreeing a sale, we would ask for cooperation.

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

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

