



Highweek

- Mature Detached Chalet Bungalow
- Enclosed Gardens
- Potential for Updating
- Sought After Location
- 4 Bedrooms (1 En-Suite)
- Driveway and Integral Garage
- Open Views
- No Upward Chain

Price: O.I.R.O
£249,950
 Freehold

45 Rosemary Avenue, Highweek, Newton Abbot, TQ12 1NT - Draft

A mature detached chalet bungalow offering surprisingly spacious accommodation with gas central heating and uPVC double glazing. Situated in the sought after Highweek area of Newton Abbot the property occupies a good size enclosed plot which is basically triangular in shape with its widest boundary at the rear with smart brick pavia driveway and excellent size integral garage. The gardens are mainly at the rear but with smaller gardens to both sides. From the rear the property also enjoys some lovely open views over parts of the surrounding area and onto fields.

Newton Abbot is an up and coming market town with an excellent range of amenities and shopping facilities.

Accommodation

The accommodation has clearly been well loved over the years but now does offer potential for a degree of updating and redecoration. A uPVC double glazed door opens into an entrance porch with part glazing and an inner door to the main entrance hallway. From here stairs rise to the first floor bedroom and have a cupboard below and doors to all rooms. The double aspect living room enjoys the open views and has a fitted gas fire in tiled surround. The kitchen / breakfast room has space for a table and is also double aspect and has a door to the front. There are 3 ground floor bedrooms (2 doubles and a single), a bathroom and separate W.C with coloured fittings. On the first floor is a spacious double bedroom with both dormer style and Velux windows and an en-suite bathroom / WC with 5 piece coloured suite and Velux windows.

Ground Floor

Porch	
Hallway	
Living Room	16' 0" (4.87m) x 13' 9" (4.18m)
Kitchen / Breakfast Room	14' 0" (4.26m) x 7' 10" (2.4m)
Bedroom 2	12' 2" (3.7m) x 9' 5" (2.87m)
Bedroom 3	11' 7" (3.52m) x 11' 6" (3.51m)
Bedroom 4	10' 0" (3.04m) x 7' 0" (2.13m)
Bathroom	
Separate WC	

First Floor

Bedroom 1	16' 9" (5.11m) x 11' 3" (3.44m) plus 10' 0" (3.05m) x 9' 10" (3m)
En-Suite Bathroom	

Gardens

Enclosed gardens on all 4 sides with lawns, raised terrace and mature planting.

Parking

Smart brick pavia driveway and integral garage.

Council Tax Band: Band D

Directions

From Newton Abbot take the A383 Ashburton Road, past Coombeshead College. Take the fifth turning on the right into Laurie Avenue. Turn left into Rosemary Avenue.

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.

Floorplans - For Illustrative Purposes Only



GROUND FLOOR
APPROX. FLOOR
AREA 80.7 SQ.M.
(888 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 82.3 SQ.M.
(885 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 36.2 SQ.M.
(390 SQ.FT.)
TOTAL APPROX. FLOOR AREA 199.1 SQ.M. (2133 SQ.FT.)

While every effort 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with SketchUp 2020

Energy Performance Certificate

Full report available on request

