SAMPLE MILLS

Castlewood Avenue
Highweek
Newton Abbot
Devon

£475,000

FREEHOLD

Castlewood Avenue, Highweek, Newton Abbot, Devon

£475,000 freehold

A spacious detached 4/5 bedroom property situated in the prominent position of Highweek providing easy access for all local amenities to include Church, Highweek Inn, W.I. walks, village hall, 3 primary schools and 2 secondary schools (3 if you include Stover), leisure centre, play areas, bus stop with buses that run every hour and will stop directly outside the property, if desired, easy walk into the lively historical market town of Newton Abbot with shops, cinema, markets, museum, a friendly and active community. Dartmoor and beach are less than 30 minutes away, and easy commuter routes to Torbay, Exeter and Plymouth/Cornwall via the A38, A380 and M5.

The property, having been upgraded in recent years, is versatile can easily be used as a multi-generational home. There is potential to develop further, if desired.

The accommodation comprises spacious reception hallway with large lounge/diner, kitchen/breakfast room, downstairs bathroom, 2 downstairs bedrooms (or 1 that could be used as a reception/dining area) and upstairs there are 3 further bedrooms with a further shower room. The property provides an excellent working from home environment with the study already set up.

Other benefits include good off road parking for 2 vehicles, with additional parking on the road, and an integral garage. The garden has a pleasant and intentional natural feel with wildflowers, grasses, fruit trees and hedging which provide shade and shelter during the hot summer months. The property has some far reaching views from the top bedrooms.

Viewing of this property is highly recommended for those seeking a property in the Highweek area offering spacious versatile accommodation.

Storm Porch
Light. Tiled floor. Door into:

Entrance Reception Hall
Wood flooring. Single panelled radiator. Staircase rising to the first floor with understairs storage cupboard. Coving to ceiling. Airing cupboard housing Ideal boiler for hot water and gas central heating and fitted shelving. Door through to

Lounge/Dining Room - 7.20m x 3.70m (23'7" x 12'2")
uPVC double glazed feature bay window to front aspect. Coving to textured ceiling. Feature fireplace with surround, slate hearth and fitted log burner. Recessed areas with fitted shelving. uPVC double glazed French doors opening onto the rear garden. 2 x double panelled radiators.

Kitchen/Breakfast Room - 5.40m x 4.01m (17'9" x 13'2")
Fitted with a range of contemporary high gloss base cupboards. Built in Miele single oven with Miele microwave and warming plate. Matching range of wall mounted high gloss cupboards. Solid wood worktop surface areas. 5 ring hob. Stainless steel extractor hood above. Tiled flooring. Recessed area. Large space for fridge freezer. Storage cupboard to the side. Dual access to the garden.

Utility Area
Further range of fitted base units. Stainless steel sink drainer unit with mixer tap over. Wood effect worktop surface areas. Matching range of wall mounted cupboards. Plumbing for washing machine. Space for tumble dryer. uPVC double glazed window to rear aspect. Access onto the rear garden via uPVC double glazed door. Tiled flooring. Coving to ceiling. Concealed lighting.

Bedroom 3 - 4.80m x 3.19m (15'9" x 10'6")
uPVC double glazed window to front aspect. Coving to ceiling. Built in storage cupboards with units below and recessed area with shelving. TV point. Double panelled radiator.

Bedroom 5 - 3.70m x 3.00m (12'2" x 9'10")
uPVC double glazed window to rear aspect. Built in desk area. Coving to ceiling. Single panelled radiator.

Family Bathroom - 2.20m x 2.00m (7'3" x 6'7")
'P' shaped bath with shower screen. Tiled walls. Low level WC. Fixed mirror. Coving to ceiling. uPVC obscure double glazed window. Chrome ladder radiator.

FIRST FLOOR ACCOMMODATION
Landing
Velux windows. Recessed area. Smoke detector. Concealed lighting. Eaves storage cupboard housing timer control unit for central heating. Recessed area with shelving. Further eaves storage.

Master Bedroom - 3.80m x 3.50m (12'6" x 11'6")
Velux window with black out blind. Built in double wardrobe. Double panelled radiator.

Bedroom 2 - 3.80m x 2.80m (12'6" x 9'2")
Velux windows to front and rear with blackout blinds. Concealed lighting. Eaves storage. Double panelled radiator. Triple wardrobes. Further storage cupboard.

Bedroom 4 - 4.10 x 2.40m (13'5" x 7'10")
Velux window with black out blind. Eaves storage cupboards. Built in wardrobe.

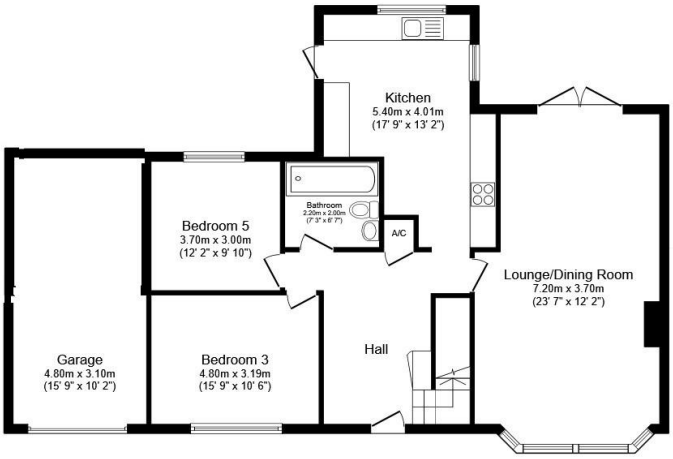
Shower Room - 2.40m x 2.00m (7'11" x 6'1")
Shower cubicle with fitted power shower. Wash hand basin. Low level WC. Velux window.

OUTSIDE
Brick pillars with paved driveway to the front offering parking for several cars. Paved path leading to the Front Porch. The garden at the front is laid to lawn with hedgerow, feature tree and range of mature plants and shrubbery, with seating areas to enjoy the pleasant views. The rear of the property can be accessed on both sides of the property. Log store.

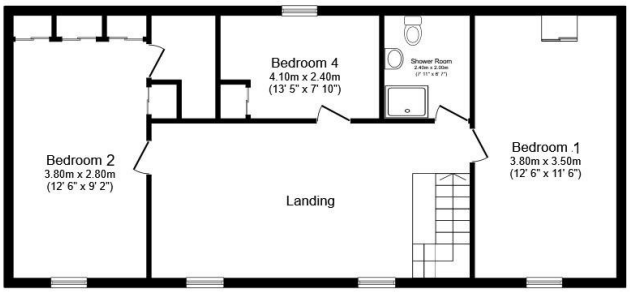
Garage - 4.80m x 3.10m (15'9" x 10'2")
Up and over door. Power and light.

A timber gate provides access onto the rear garden which is laid to paved patio and lawned areas and has a good range of mature trees, plants and shrubbery. Potting shed. The garden is well enclosed making it very private and secluded. There is a further garden shed. Paved area to the side.

AGENT'S NOTE
Council tax band: 'D' £2714.78 for 2026/27
EPC rating: 'C'
Long term flood risk: Very Low



Ground Floor



First Floor

Total floor area: 184.8 sq.m. (1,989 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

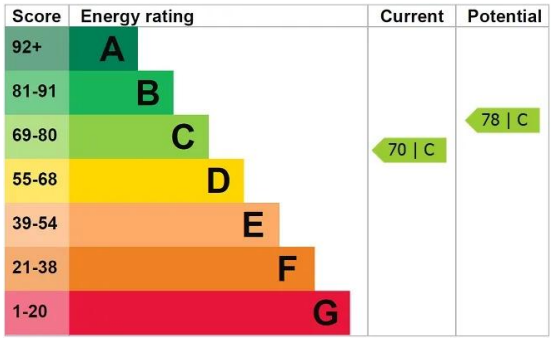
SAMPLE MILLS

3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

rightmove Zoopla.co.uk PrimeLocation.com



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.