

SAMPLE MILLS & Co.

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Castlewood Avenue
Highweek
Newton Abbot

Price **£230,000**

www.samplemills.co.uk

Castlewood Avenue, Highweek, Newton Abbot

Price: £230,000

ABOUT THE PROPERTY:

It is not often you get the opportunity to buy a Detached Bungalow in the prominent position of Highweek, but when they come to the market, they are worth looking at. Occupying a level location the property has excellent views of the surrounding area, across the fields and towards Haytor from the principal rooms. The property has recently gone through some modernisation and has a fully equipped built in Kitchen with all modern appliances. There is a decent size Lounge with an excellent outlook over the rolling countryside, 2 double Bedrooms and separate Dining Room that could be converted back to a Bedroom, if required, for extra space. The property also benefits from a Bathroom, separate Cloakroom and has the added advantage of ample off road parking with an integral Garage. Further features include front and rear gardens, uPVC double glazing and gas central heating. Viewing is recommended.

ROOM SIZES:

Dining Room 15.1 x 8.0; Lounge 12.0 x 16.1; Kitchen 9.4 x 15.1; Bedroom 1 14.0 x 10.6; Bedroom 2 12.0 x 10.1; Garage 16.0 x 10.1.

AGENTS NOTE:

This property has solar panels.

Directions

From our Newton Abbot office, continue on Highweek Street turning left at the mini roundabout onto the Ashburton Road. Proceed for some distance turning right into Laurie Avenue, turn left onto Rosemary Avenue then left again onto Castlewood Avenue.

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 your cooperation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	89	
(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		93
(81-91) B	86	
(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	



Floor plan to follow

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