

**SAMPLE
MILLS**



**Rosemary Avenue
Highweek
Newton Abbot
Devon**

£250,000
FREEHOLD





**Rosemary Avenue, Highweek,
Newton Abbot, Devon**

£250,000 freehold

A 2 bedroom detached bungalow situated in a prime location in the popular residential area of Highweek, offered for sale with no onward chain.

The property occupies a larger than average sized plot and has its own driveway leading to a Single Garage. There are mature gardens to the front and rear, along with 2 useful under-house storage areas.

The accommodation internally comprises lounge with excellent views over the surrounding area, 2 bedrooms facing the front, kitchen, rear conservatory/sun lounge which leads onto the rear garden, and a wet room.

The property further benefits from gas central heating and double glazing, and is situated on a regular bus route, with easy access for all local amenities.



STORM PORCH

uPVC double glazed door. Single panelled radiator. Wooden box housing the electric meter. Coving to ceiling. Smoke detector. Access to loft area. Airing cupboard housing hot water tank and shelving. Thermostat control for central heating. Door through to

LOUNGE

Double glazed window with pleasant views over the surrounding area. Recessed area. Coving to ceiling. TV point.

BEDROOM 1

Double glazed window to front aspect. Single panelled radiator. Coving to ceiling.

BEDROOM 2

Double glazed window. Single panelled radiator.

WET ROOM

Low level WC. Wash hand basin. Mira shower. Obscure double glazed window. Medicine cabinet. Tiled walls. Circular light.

KITCHEN

Range of fitted base units. Inset 4 ring hob with extractor hood above. Matching range of wall mounted cupboards. Stainless steel sink drainer unit with taps over. Plumbing for washing machine. Storage cupboard. Space for fridge freezer. Door to

REAR CONSERVATORY/SUN LOUNGE

Enjoying pleasant views over the surrounding area. Steps lead down onto the patio area.

OUTSIDE

To the front of the property is a driveway providing off road parking and leads to a Detached Single Garage. The front garden is laid to lawn with a good range of flower and shrub beds. A wrought iron gate provides access to the rear garden.

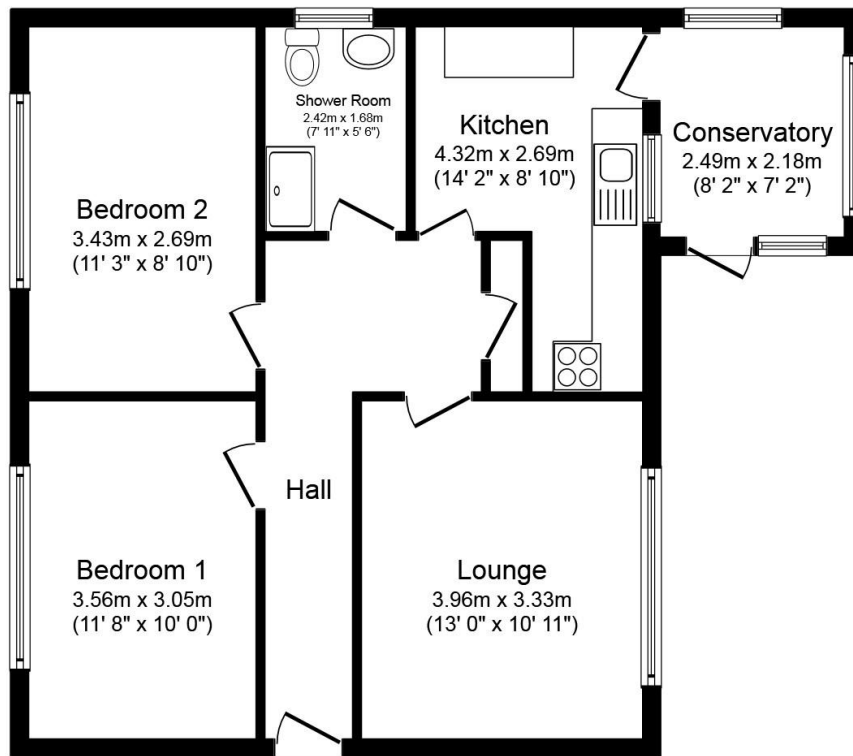
The rear garden has a patio area with steps leading down to a lawn with a small brick wall leading onto a paved area with access to 2 useful under-house storage areas.

AGENTS NOTE:

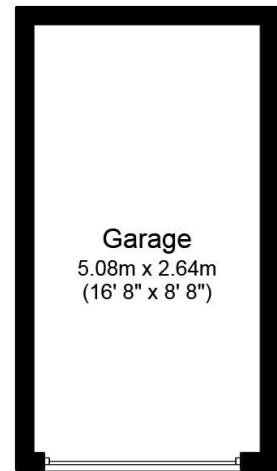
Council Tax Band: 'C' £1801.28 for year 20/21

EPC Rating: 'D'





Floor Plan



Garage

Total floor area 81.0 sq. m. (872 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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3 Bank Street
Newton Abbot
TQ12 2JL

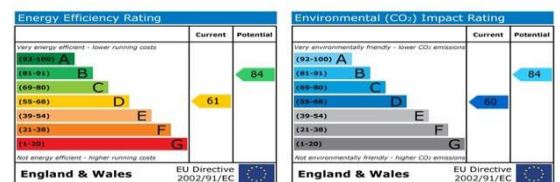
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

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