



## Highweek, Newton Abbot

2x  1x 

ENERGY  
RATING  
D67

- Video Walk-through Available
- Mature Link-Detached Bungalow
- 2 Double Bedrooms
- Lounge/Diner with French Doors
- Modern Kitchen and Bathroom
- Driveway and Single Garage
- Useful Utility Behind Garage
- Convenient for Schools
- Sought-After Highweek Location
- Early Viewings Advised

**Guide Price:**  
**£294,000**  
FREEHOLD



# 52 Applegarth Avenue, Newton Abbot, TQ12 1RY



1000s of homes sold in Teignbridge

78 Queen Street, Newton  
Abbot, Devon, TQ12 2ER



## 52 Applegarth Avenue, Newton Abbot, TQ12 1RY

A mature detached bungalow of traditional construction with low maintenance face brick elevations. With an attached garage and driveway providing plenty of parking, the bungalow has a lovely enclosed rear garden offering much privacy with a modern decked terrace running the property's full width and providing a fantastic summer dining space.

The bungalow is situated within the well-established and sought-after Highweek area of Newton Abbot, making it convenient for a wide range of amenities including a local shop, primary and secondary schools, and Dyrons leisure centre with its swimming pool and gym. Newton Abbot town centre with its excellent range of shops, businesses, bars, cafes, restaurants and mainline railway station are not far, with the clock tower in the town centre at just over a mile's walk.

### The Accommodation:

The accommodation has been subject to much improvement over recent times, but does offer potential for a degree of further improvement and enlargement if required (subject to obtaining all relevant permissions and approvals), with other similar homes in the location having loft conversions and extensions. A side lobby between the attached garage and property leads down to a utility area with door to the garden and a door into the main reception hall with fitted boiler cupboard. A living room has French doors to the adjoining deck. The kitchen is square in shape with fitted cupboards worktops and sink. There are two double bedrooms overlooking the front and, completing the picture, a first-class bathroom with modern white suite.

### Parking:

Attached garage and driveway for two cars.

### Gardens:

Lovely rear garden with lawn and modern decked terrace all privately enclosed.

### Directions:

From Newton Abbot take the Ashburton Road out of town passing Coombeshead College on the right. Take the 6th right hand turn into Elmwood Avenue and at the T junction right into Applegarth Avenue. The property is along on the right hand side.



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Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains gas. Mains drainage. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.