



Highweek, Newton Abbot

3x  1x 

ENERGY RATING C72

- Video Walk-through Available
- Attractive Semi-Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen & Bathroom
- Gas Central Heating & Double Glazing
- Driveway & Single Garage
- Generous Rear Garden
- Popular Highweek Location
- Early Viewings Recommended

Guide Price:
£340,000
FREEHOLD

5 Applegarth Avenue, Newton Abbot, TQ12 1RP



1000s of homes sold in Teignbridge

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

5 Applegarth Avenue, Newton Abbot, TQ12 1RP

An attractive 1930s bay fronted semi-detached three-bedroom property with a fantastic sized level rear garden with ample space for enjoyment. The property has been a loved family home and offers buyers an opportunity to acquire an excellent size plot in a very desirable area. Included with the property is off road parking and a detached single garage to one side. Applegarth Avenue is a highly sought-after road situated in the Highweek area. with easy access onto the Ashburton Road the property is around a 5-minute drive or 25-minute walk from Newton Abbot town centre.

The Accommodation: Entering the property, you are greeted with the expected entrance to a delightful 1930s property; a wide entrance hallway with stairs to one side and doors leading to the two principle downstairs rooms. At the front of the property enjoying a bay window is the lounge, an excellent-sized, square room with neutral décor and the room also enjoys a prominent chimney which could be opened and made active once again. Behind the lounge is the separate dining room which is again a squared room with sliding doors to the extensive rear garden, the room is an excellent size and could easily house a family dining table and chairs. The room has laminate wood-effect flooring and is again decorated in light colours. To finish the downstairs at the end of the hallway is the kitchen offering storage and a reasonable amount of worktop space along with space for a washing machine, cooker and fridge/freezer. The options available to a new buyer (subject to all necessary consents and approvals) which tend to prove popular is to open up the kitchen to the dining room, creating a fabulous entertaining space across the rear of the property.

Upstairs the property comprises three bedrooms and family bathroom. Two of the bedrooms are very good-sized doubles, the master with another lovely curved window and the third is a single, ideal for a child or possibly a home office space. The family bathroom is partially tiled with laminate flooring and features a shower above the bath, WC and sink basin. A useful storage/airing cupboard is also accessed from the landing, and there is a hatch to the loft.

Outside: To the front of the property the front garden is laid to lawn, to the side of the property is the driveway in front of the single garage, there is a pathway between the garage and the rear garden with access to a side utility where the boiler is located and space for a washing machine. Behind the property a patio area which is separate from the lawn and overlooks the extensive rear garden. Several times larger than the usual garden the space is level and mostly laid to lawn with mature shrubs on either side to break the space up. To the rear of the garden is a patio area laid perfect for alfresco dining and behind this a large shed. The garden is unusually private despite its excellent size and being completely level will prove highly popular to both keen gardeners and families.

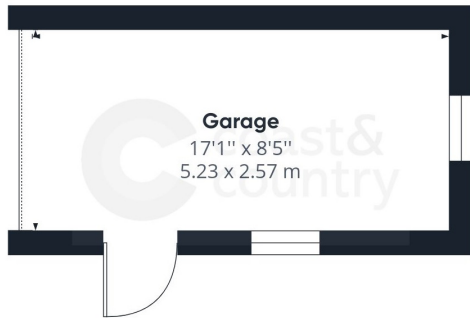
Parking: Driveway and single garage

Directions:

From the roundabout on A382 Exeter Road in Newton Abbot take the exit for A383 Ashburton Road. Take the 6th turning on the right into Elmwood Avenue and then right again into Applegarth Avenue.



5 Applegarth Avenue, Newton Abbot, TQ12 1RP



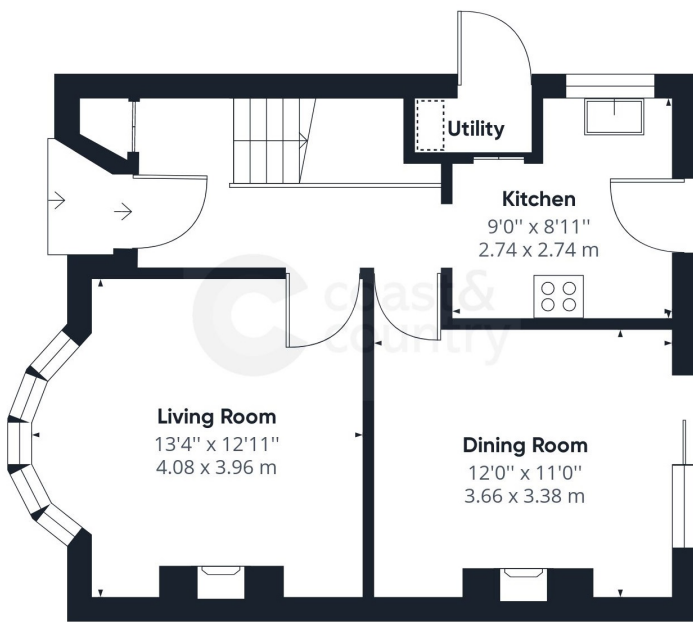
Approximate total area

1057.84 ft²

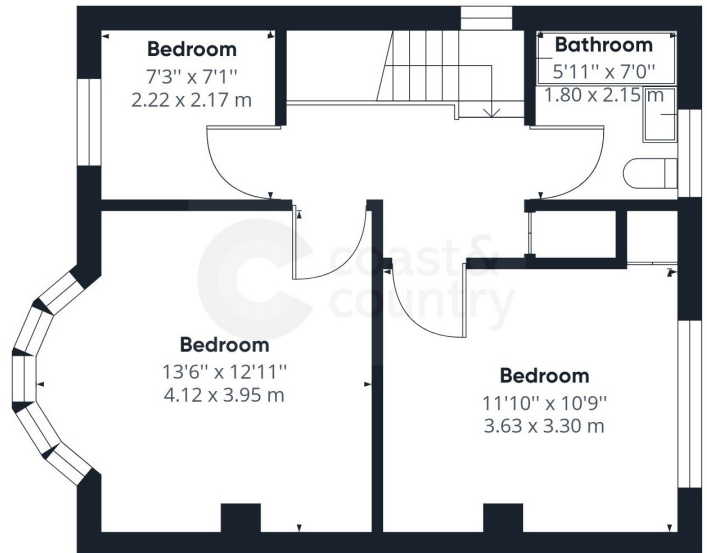
98.28 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Ground Floor



Floor 1

Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	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.