

**SAMPLE  
MILLS**



**Applegarth Avenue  
Highweek  
Newton Abbot  
Devon**

**£335,000**

**FREEHOLD**







Applegarth Avenue, Highweek, Newton  
Abbot, Devon

**£335,000 Freehold**

An excellent opportunity to acquire this mature 3 bedroom semi-detached dormer bungalow situated in one of Newton Abbot's prime locations of Highweek, providing easy access for all local amenities to include shops, primary and secondary schools, leisure centre etc, plus road access via the A38/A380 for onward journeys, and mainline rail line to London Paddington.

The internal accommodation comprises entrance, utility room, open plan lounge/dining area, modern kitchen with integrated appliances, downstairs bedroom and bathroom. Upstairs, there are 2 further bedrooms plus loft space/eaves storage which has plumbing and provisions for further bathroom or en-suite facilities.

Further benefits include gas central heating, uPVC double glazing, far reaching views over the surrounding area, garage, driveway parking plus gardens to front and rear.

Viewing is highly recommended.





Composite door with double glazed side screen opening through to:

### Entrance

Door through to:

### Utility Room – 1.70m x 1.34m (5'7" x 4'5")

Plumbing for washing machine. Wall unit. Wall hung gas boiler for hot water and central heating system.

### Bedroom 3 – 3.28m x 2.66m (10'9" x 8'9")

Single panelled radiator. uPVC double glazed window to side. TV point.



### Open Plan Lounge/Dining Area – 10.30m x 6.81m (33'10" x 22'4")

Radiators x 2. High spec laminate flooring. TV point. uPVC double glazed window overlooking the front and enjoying distant views. uPVC double glazed bi-fold doors leading onto the rear garden. Opening through to:

### Kitchen

1½ bowl sink unit with mixer taps. Range of fitted base units. Worktop surface areas incorporating splash back areas. Gas cooker point with extractor hood over. Integrated fridge and freezer. Integrated dishwasher. Wine rack. Inset spotlights. Laminate flooring. uPVC double glazed window overlooking the rear garden. Power points some with USB points. Opening through to:

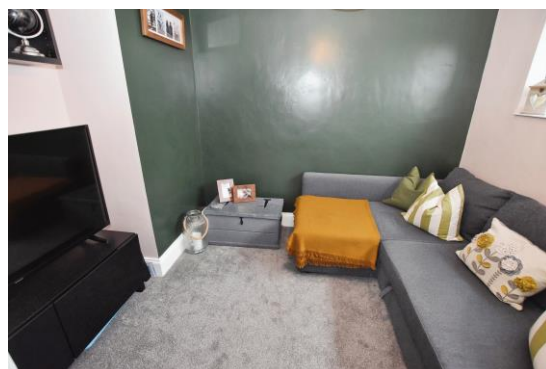


### Inner Hall

Staircase rising to the first floor. Door to:

### Bathroom and W/C – 3.28m x 1.60m (10'9" x 5'3")

Panelled bath with fitted shower and tiled surround. Circular inset wash-hand basin and mixer taps with drawer space below and tiled splash back. Low level w/c. Obscure uPVC double glazed window.



### First Floor Landing

Door through to the loft space/eaves storage (6.35m x 2.39m – 20'10" x 7'10") which has plumbing and provisions for further bathroom or ensuite facilities.

### Bedroom 1 – 4.95m x 3.21m (16'3" x 10'6")

Double panelled radiator. uPVC double glazed window overlooking the front and enjoying far reaching views over the surrounding area. TV point.



### Bedroom 2 – 3.15m x 2.76m (10'4" x 9'1")

Radiator. uPVC double glazed window overlooking the front.

### Outside

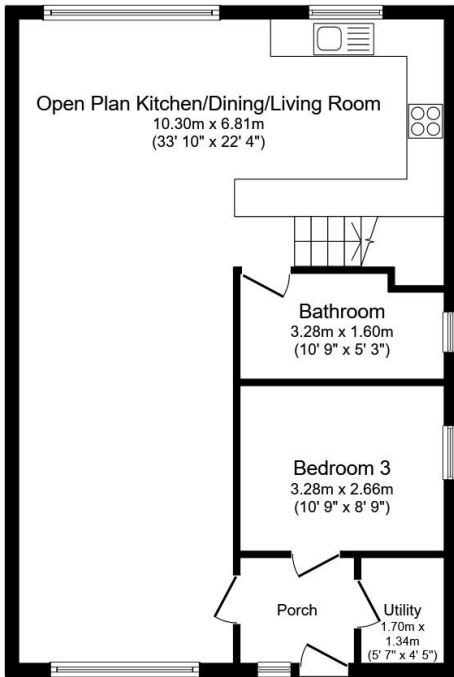
To the front of the property, there is a garden which has been laid to lawn with surrounding borders having plants, bushes and there is also a semi-circular central area with various bushes. There is an outside light. There is a small patio area which provides access onto an area at the back which is laid to decking with steps up to a garden again predominately laid to lawn stocked with mature bushes plants and shrubs. There is also a further patio area/seating area. In addition, there is a half double glazed door through to the therapy room (2.79m x 2.70m – 9'2" x 8'10") and there is a further courtesy door through to the garage (5.60m x 2.79m – 18'4" x 9'2") plus driveway parking.



### Agents Note

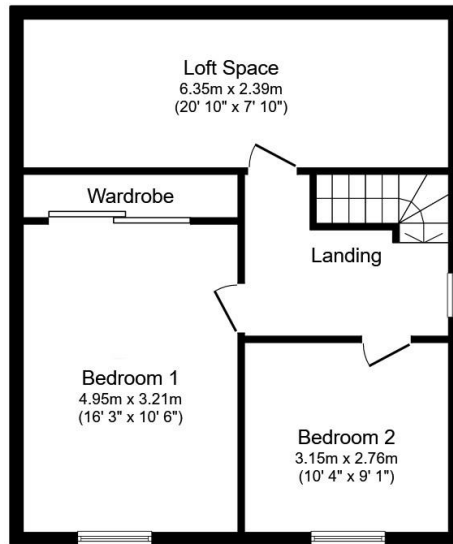
Council Tax Band: 'C' £2193.90 for 2024/25

EPC Rating: 'E'



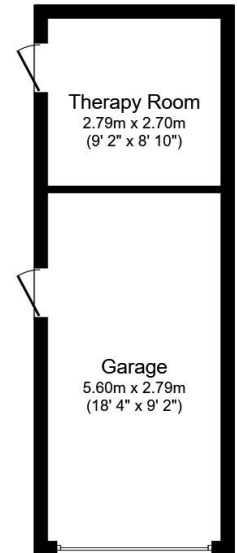
### Ground Floor

Floor area 70.6 m<sup>2</sup> (760 sq.ft.)



### First Floor

Floor area 56.3 m<sup>2</sup> (606 sq.ft.)



### Outbuilding

Floor area 23.4 m<sup>2</sup> (252 sq.ft.)

**TOTAL: 150.4 m<sup>2</sup> (1,618 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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	42   E	
21-38	F		
1-20	G		

**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.