



Highweek Village

3x  1x 

ENERGY RATING E44

- Video Walk-through Available
- Individual Detached Bungalow
- 3 Double Bedrooms
- Large Enclosed Garden
- Modern Family Bathroom
- Double Garage & Driveway
- Tucked-Away Position
- Spacious Accommodation
- Highly-Regarded Area
- Fabulous Open Views

Guide Price:
£450,000
FREEHOLD

Hillcrest, Highweek Village, Newton Abbot, TQ12 1QG



1000s of homes sold in Teignbridge

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

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Privately tucked-away within Highweek Village is this individual detached bungalow offering roomy accommodation and some fantastic open views. Well-presented, the property occupies a generous plot with lawned gardens at the side and rear. An integral double garage and driveway provide off road parking.

Within just a stone's throw of the popular Highweek Inn, the property is around a mile from Newton Abbot's vibrant town centre with its excellent range of shops and amenities as well as a mainline railway station.

Highweek is one of Newton Abbot's most sought-after and established locations and is close to some lovely country walks. The far-reaching views are a real feature, taking in much of the town and onto glorious countryside beyond.

The Accommodation:

Stepping inside, the accommodation is well-planned with the front door opening to a spacious reception hallway with guest cloakroom off fitted with a modern white suite of WC and basin. A double-aspect lounge has patio doors to the side garden and opens directly to the dining room with picture window to the garden. An L-shaped kitchen/breakfast room has a selection of cabinets, integrated oven and hob, back door and plenty of space for a table and chairs. There are 3 double bedrooms, the principal with one wall finished with fitted wardrobes and a contemporary family bathroom with shower over the bath, WC and basin.

Outside:

Substantial plot of just under 0.3 of an acre with side and rear gardens sloping up from the property to a fairly level area at the top enjoying the best of the views.

Parking:

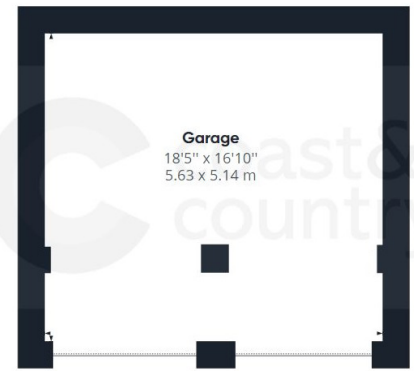
Integral double garage with twin doors and driveway approach.

Directions:

From Newton Abbot take the A383 Ashburton Road. Turn right by Coombeshead School into Coombeshead Road. At the fork in the road bear right into Pitt Hill Road. Follow the road to the end and turn left, then follow the road around as it bears right. The property can be found on the right hand side before the turning for Gaze Hill up a private driveway and the property is on the left.



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Ground Floor

Approximate total area⁽¹⁾

1551.83 ft²

144.17 m²

(1) Excluding balconies and terraces

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

Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

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

The property is on a private road and there may be a liability to contribute to maintenance.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	44 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.