



## Highweek, Newton Abbot

- Virtual Tour/Online Viewings Also Available
- Mature Detached Bungalow
- 2 Double Bedrooms
- Extended Lounge
- Kitchen/Breakfast Room
- Garage & Under House Store
- Front & Rear Gardens
- Driveway Parking

Guide Price:

**£250,000**

Freehold

EPC: D61

# 33 Castlewood Avenue, Newton Abbot, TQ12 1NY

A spacious detached two double bedroom brick-built bungalow enjoying pleasant views with good sized garden in the sought-after Highweek area of Newton Abbot. The bungalow boasts an extended lounge and a spacious kitchen/breakfast room. Gas central heating and double glazing are installed and outside there is a driveway, detached garage, generous sized rear garden and useful under bungalow workshop. Viewings are highly recommended to appreciate the accommodation, gardens and location this lovely bungalow offers.

Castlewood Avenue is a particularly sought-after address within the established Highweek area of the town, convenient for primary and secondary schools. Newton Abbot's vibrant town centre with its vibrant mix of high street stores and established independent traders is around half a mile away, the railway station and access to the new Torbay and Exeter link road is slightly further. Timetabled bus services operate from the neighbouring roads and from the main A383 Ashburton Road.

## The Accommodation

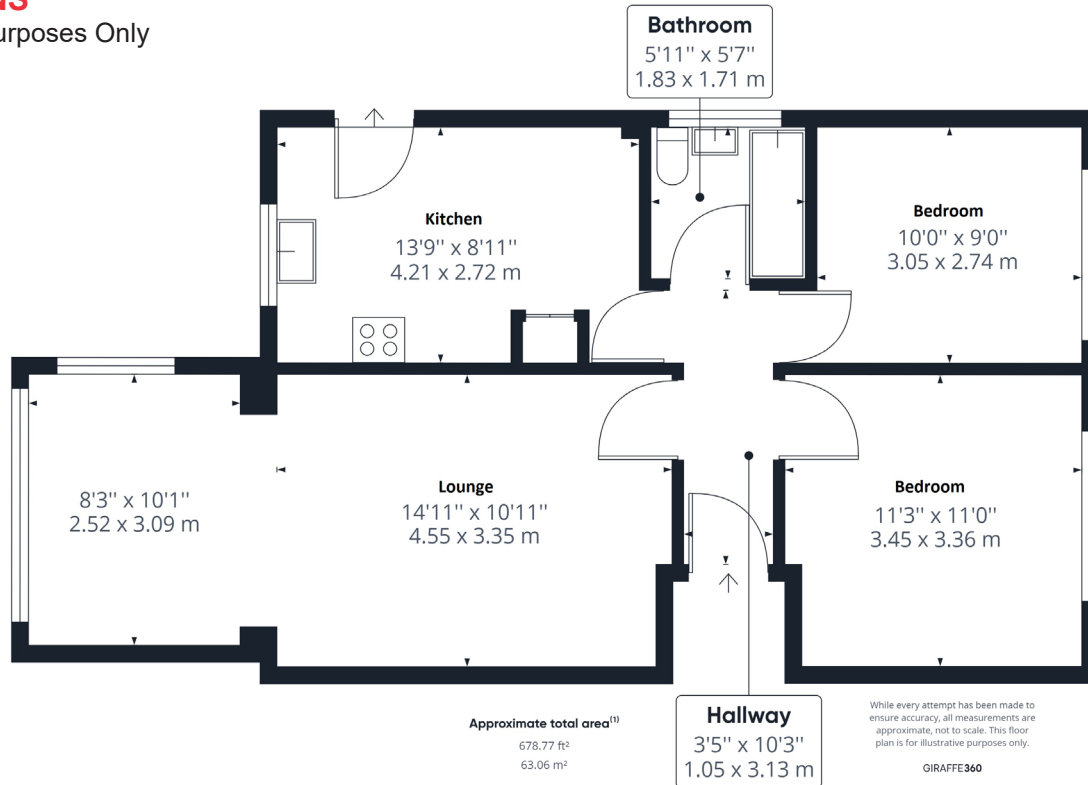
A part obscure UPVC double glazed entrance door leads to the hallway with access to loft. The lounge has wall lights, radiator and archway to sun lounge with dual aspect UPVC double glazed windows overlooking the garden and enjoying a pleasant outlook. The kitchen/breakfast room comprises a range of wall and base units with rolled edge work surfaces and tiled splashbacks, inset single drainer sink unit, integrated oven, hob, microwave and fridge, cupboard housing hot water cylinder, radiator, part obscure double glazed door to side and UPVC double glazed window overlooking the rear garden and enjoying a pleasant outlook. The master bedroom has a range of fitted wardrobes to one wall, radiator and UPVC double glazed window to front. Bedroom two has a range of fitted bedroom furniture, radiator and double-glazed window to front. The bathroom comprises a white suite with tiled panelled bath, low-level WC, pedestal wash basin, part tiled walls and uPVC obscure double-glazed window.

## Outside & Parking

Outside to the front there is a driveway leading to a detached garage and sloping lawn with flower and shrub borders. The rear garden is of a good size and has a gently sloping lawn with established Appletree and a variety of shrubs along with two tiered paved patios and useful under bungalow storage with gas boiler, power and lights with good head height making a useful workshop/storage area. There is a detached garage with metal up and over door and double-glazed window to side.

## FLOOR PLANS

For Illustrative Purposes Only



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  $\pm 0.1m$





### Agents Notes

**Tenure**  
Freehold

### Services

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

**Local Authority**  
Teignbridge District Council

**Council Tax**  
Currently Band D

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

The sale of this property is subject to a grant of probate.

### Directions

From Newton Abbot (Asda) take Exeter Road (A382). At the roundabout take the first exit onto Ashburton Road (A383). Take the fifth right into Laurie Avenue. Turn left into Rosemary Avenue and then left again into Castlewood Avenue.

### ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		