



Highweek, Newton Abbot

- Video Walk-through Available
- Mature Detached Bungalow
- 2 Double Bedrooms
- Double-aspect Lounge
- Double-aspect Kitchen
- Shower Room & Separate WC
- Driveway & Single Garage
- Good Sized Corner Plot

Guide Price:
£325,000
Freehold
EPC: D66

55 Applegarth Avenue, Newton Abbot, TQ12 1RU

A mature detached bungalow occupying a large corner plot with much potential. The property has lovely gardens, mainly lying to the side and rear, which are well-kept and fully enclosed. The plot is situated on the corner of Applegarth Avenue and Castle Way. The side garden in particular offers great potential for extending and remodelling the bungalow subject to obtaining all necessary consents and approvals. Many other similar properties in the locality have been subject to extension and/or loft conversion. The side garden, perhaps with the removal of the existing garage would in principle be large enough to provide a building plot for a separate dwelling, subject to planning etc and whilst no enquiries of any type have been carried out in this regard, another property within 200m has, over recent years been successful with such an application and Coast and Country sold this property in 2021.

Currently a driveway and garage provide ample parking. Conveniently situated for local amenities, the property is around ½ a mile from Newton Abbot's vibrant town centre with its extensive range of shops and businesses with the mainline railway station about a mile away. There are bus stops situated very close by on Applegarth Avenue itself as well as being a short stroll from Ashburton Road with further bus services available.

The Accommodation

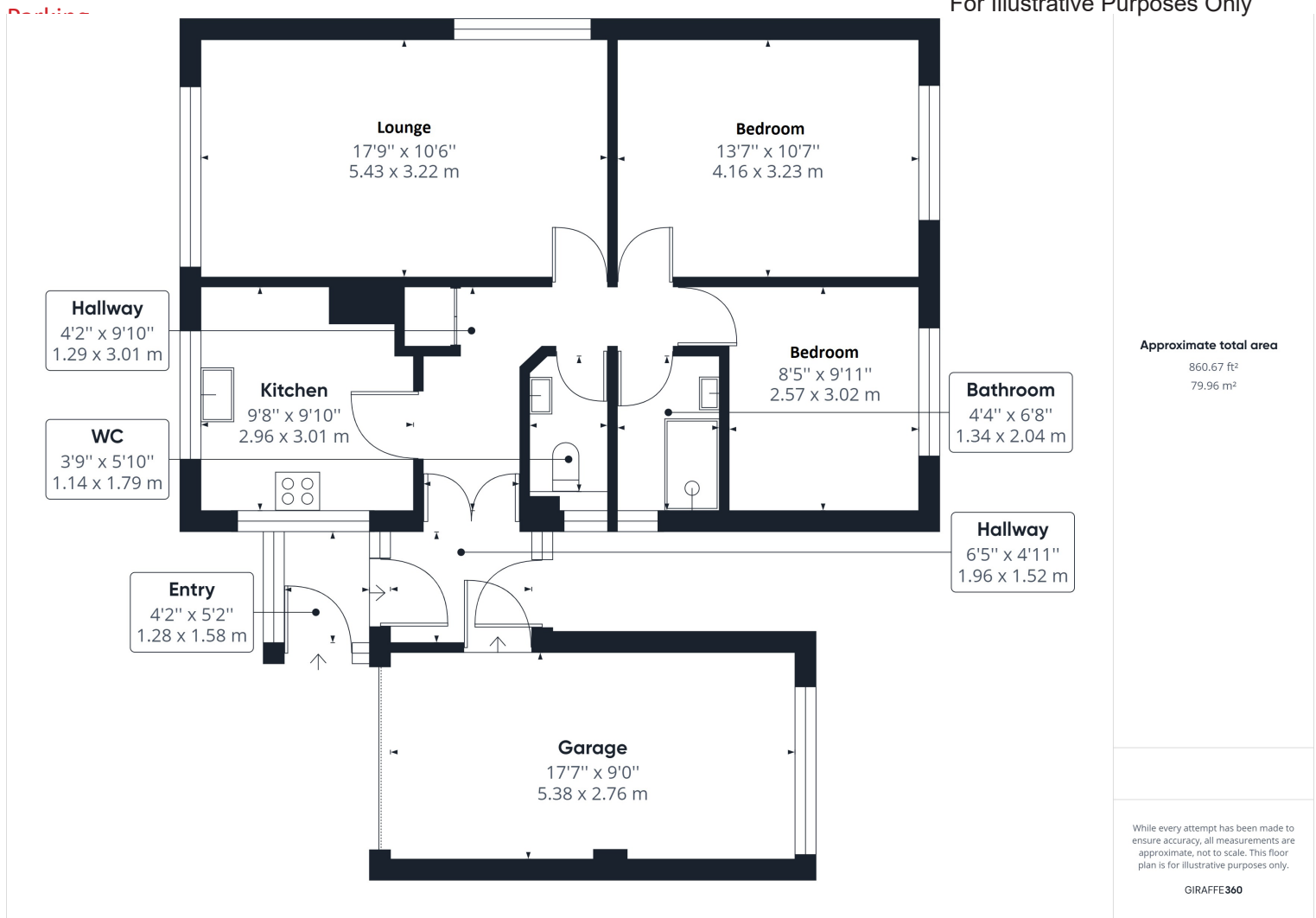
Stepping inside, the accommodation has gas central heating with the boiler having been replaced within recent times. An enclosed porch opens into a hallway with rear external door, door to the attached garage and further door into the main reception hall. A double-aspect living room enjoys an open aspect and has a gas fire in a tiled surround. Overlooking the front and again having plenty of light through double-aspect windows is the kitchen with selection of cabinets. Across the rear are 2 double bedrooms which are served by a modern shower room with basin and separate WC with basin.

Outside

Large corner plot with wide expanse of lawn to the rear and low-maintenance paved and gravel garden to the side. Fully enclosed by a mixture of walls and fencing. There is a greenhouse and a shed.

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 C

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

Directions

From Newton Abbot take the A383 Ashburton Road, passing Coombeshead Academy on the left. Take the 6th turning right into Elmwood Avenue. At the T junction, turn right and follow the road. The property is on the corner of Applegarth Avenue and Castle Way.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		