



A semi-detached, three bedroom property with a one bedroom annexe, parking and extensive garden located in the town of Newton Abbot.

3 Applegarth Avenue | Newton Abbot | TQ12 1RP





PROPERTY TYPE

Semi-detached house



SIZE

1,471 sq ft



LOCATION

Town



AGE

1920s to 1930s



BEDROOMS

4



RECEPTION ROOMS

3



BATHROOMS

2



WARMTH

Gas central heating
Electric storage heating



PARKING

Off road parking



OUTSIDE SPACE

Generous sized rear garden



EPC RATING

60



COUNCIL TAX BAND

D



in a nutshell...

- Would benefit from modernisation
- Annexe with conservatory
- Living room with bay window
- Separate dining room
- Utility room
- Conservatory
- Family shower room
- Off road parking
- Extensive garden





ANNEXE



the details...

A spacious semi-detached family home with three bedrooms, a conservatory, parking, a large rear garden, and a one-bedroom annexe with a conservatory, in the sought-after village of Highweek.

A concrete driveway and an expanse of gravel at the front of the property provides parking for three cars, and a ramp and steps lead to the sheltered entrance. Inside, the decor is somewhat dated and would benefit from modernisation though it feels warm and welcoming with gas central heating and double glazing.

The entrance hallway has a staircase rising to the first floor with a small cupboard beneath and a door leading into a galley-style kitchen where there is a space for a cooker and plumbing beneath the worktops for a dishwasher and another appliance. There is a larder cupboard with shelving and a folding door, and a utility room with a stainless-steel sink and space with plumbing beneath for a washing machine. A wall mounted condensing system boiler provides the central heating and hot water, and there is a back door into the garden.

Off the hallway is a spacious living room filled with light from a bay window to the front. It has a fireplace with a cut-stone hearth and surround, and a decorative mantle making a nice focal point for the room. Sliding double doors lead into the dining room where there is plenty of space for a table and seating for six or eight places, perfect for a dinner party or a family celebration, and French doors lead into a conservatory with a durable vinyl floor, central heating and French doors to the garden.

Upstairs, the master bedroom is a spacious double filled with light from a bay window to the front, and it has some fitted over bed storage with feature lighting. There are two further light and airy bedrooms, a double with a built-in wardrobe and an alcove with a wash-hand basin and storage beneath for toiletries, and a single, with plush carpet underfoot and a window to the front. A family shower room has a durable vinyl floor and panelled walls containing a modern white suite comprising a shower, a pedestal basin, a WC and a chrome heated towel rail. The landing has an airing cupboard with an insulated hot water cylinder and slatted shelving for linen, and a hatch in landing ceiling provides access to the loft space, where there is a drop-down ladder for convenience and partial boarding providing extensive additional storage.

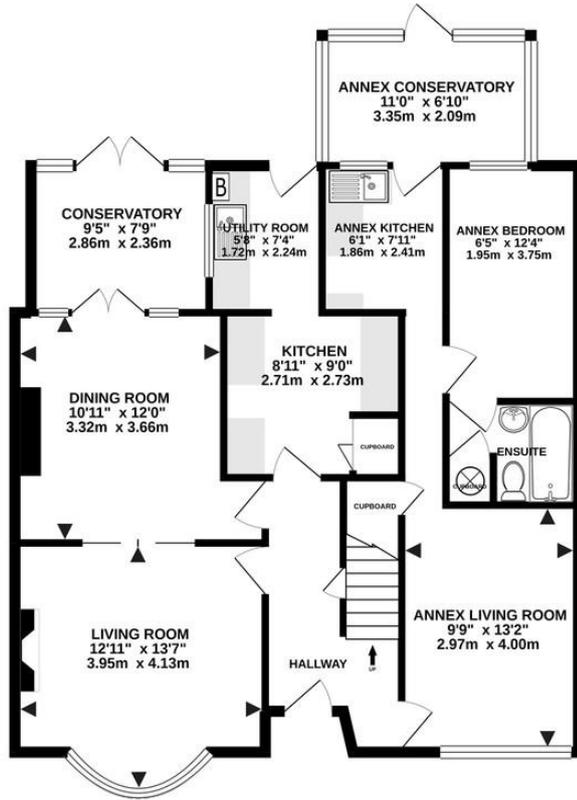
A door from the entrance hallway leads into the separate annexe with electric storage heating. There is a living room, with a wide window to the front, a handy under-stairs cupboard, a small kitchen with a stainless-steel sink, a worktop and tiled splashbacks, space for a cooker and another appliance, and a door into its own conservatory with vertical blinds and a door to the rear garden. There is a large single bedroom with plenty of light from a window to the conservatory, and an en suite bathroom containing a bath, a pedestal basin and a WC, and an airing cupboard with an insulated hot water cylinder and an immersion heater.

Outside, the rear garden is spacious and sunny with a terrace of paving, great for entertaining, be it a barbecue or alfresco dining. There is a large level lawn bordered by beds well-stocked with plants and shrubs, and a couple of timber sheds providing useful storage. There is also a pond, an outside tap and water butts harvesting rainwater for watering.

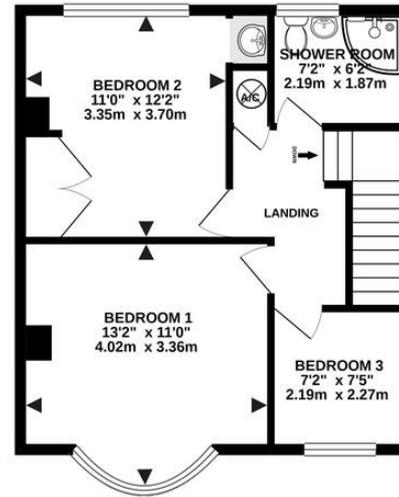


the floorplan...

GROUND FLOOR
988 sq.ft. (91.8 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 1471 sq.ft. (136.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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bear in mind...

This wonderful property is on the market with no onward chain and is the ideal project for someone wanting to put their stamp on it.



the location...

The property is located in the thriving market town of Newton Abbot which offers a host of facilities including primary and secondary schools, an array of shops and supermarkets and a host of other facilities that you would expect to find in a town of this size. Newton Abbot has a main line Railway Station to London Paddington and offers easy access to the Devon Expressway and the M5.

Shopping

Late night pint of milk: One Stop 0.9 mile

Town centre: Newton Abbot 2 miles

Supermarket: Asda 1.9 mile

Relaxing

Beach: Teignmouth 8 miles

Park: on Ashburton Road 0.7 mile

Tennis court, dog walk, cycle route: Baker's Park 2 miles

Travel

Bus stop: Ashburton Road 0.2 mile

Train station: Newton Abbot 2.6 miles

Main travel link: A380 3 miles

Airport: Exeter 21 miles

Schools

Bradley Barton Primary School: 0.8 mile

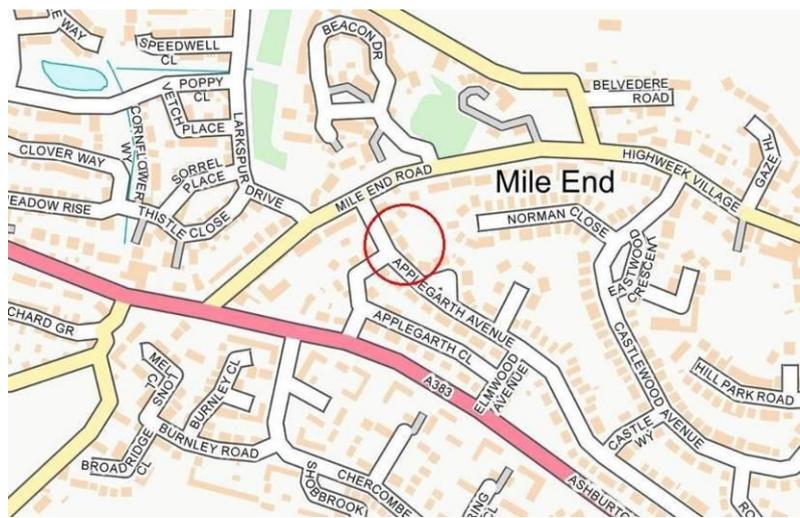
Coombeshead Academy: 0.7 mile

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 1RP**

how to get there...

From our Newton Abbot office continue on the Ashburton Road. Proceed for some distance and turn right into Elmwood Avenue. At the T junction, turn left onto Applegarth Avenue where you will find the property on the left.





Need a more complete picture? Get in touch with your local branch...

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