



Highweek, Newton Abbot

- Superb Detached House
- 4 Bedrooms (Master En-Suite)
- Large Lounge
- Second Reception Room
- Impressive Dining/Kitchen
- Conservatory Extension
- Double Garage & Parking
- Privately Enclosed Garden

Asking Price:
£375,000
 Freehold
 EPC: B84

52 Orchard Grove, Newton Abbot, TQ12 1FZ - Draft

This superb modern detached house is presented in show home order, both inside and out. A credit to the current owners, the property has a beautifully landscaped and secluded garden to the rear which is enclosed by brick walls. Beyond the rear garden is a double garage with twin doors and personal door into the rear garden, with further off-road parking in front of the garage.

The property is situated just off the Ashburton Road in a somewhat tucked-away position in the highly-regarded Highweek area of Newton Abbot, approximately a mile from the town centre and its extensive range of amenities.

The Accommodation

Presented over 2 floors, the accommodation is well-proportioned, light and airy. A centrally located entrance hallway has a tiled floor, a turning staircase to the first floor with cloaks cupboard below, and a cloakroom/WC off. The lounge with wooden effect flooring overlooks the front and has French doors to a double-glazed conservatory extension with glazed roof and further French doors to the rear garden. A second reception room offers versatility and is double-aspect with a bay window to the side. A good sized dining/kitchen has plenty of space for a table and chairs, a comprehensive range of cabinets and some integrated appliances. Once again, this room is double-aspect, including French doors to the rear garden. Off the kitchen is a separate, plumbed utility room with back door and both the kitchen and utility have a matching tiled floor to the hallway.

On the first floor, a part-galleried landing with airing cupboard off provides access to 4 bedrooms and a family bathroom. The master has an en-suite shower room/WC and 3 of the bedrooms have fitted wardrobes.

Ground Floor

Entrance Hallway

Lounge	21' 6" (6.56m) x 11' 2" (3.4m)
Dining Room	13' 1" (3.99m) x 11' 4" (3.45m)
Dining/Kitchen	15' 11" (4.85m) x 14' 9" (4.5m)
Utility Room	
Conservatory	13' 7" (4.14m) x 9' 5" (2.87m)
Cloaks/W.C	

First Floor

Landing	
Bedroom 1	11' 10" (3.61m) x 10' 11" (3.33m)
En-suite Shower Room	
Bedroom 2	11' 9" (3.58m) x 11' 3" (3.43m)
Bedroom 3	12' 9" (3.89m) x 9' 7" (2.92m)
Bedroom 4	10' 11" (3.33m) x 7' 4" (2.24m)
Bathroom	

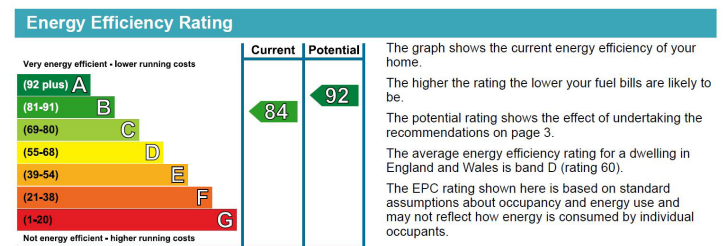
Outside

Beautifully landscaped rear garden, privately enclosed by brick walls and with gravelled beds, patio and extensive planting.

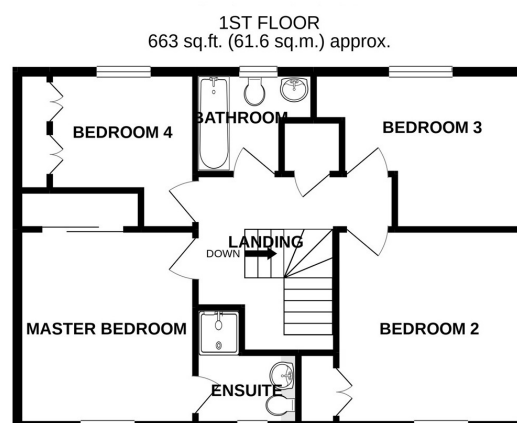
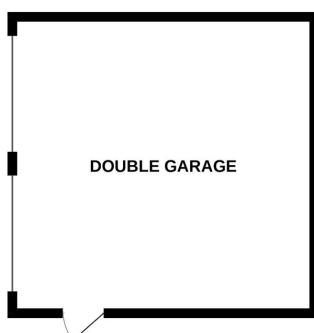
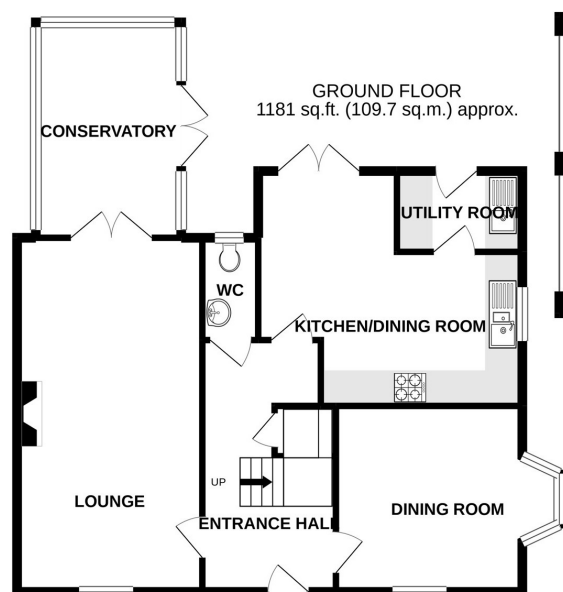
Parking

Double garage with twin up-and-over doors. Additional parking in front.

ENERGY PERFORMANCE RATING



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 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



TOTAL FLOOR AREA : 1844 sq.ft. (171.3 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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FLOOR PLANS

For Illustrative Purposes Only



Agents Notes

Tenure

Freehold

Services

Gas Central Heating. Mains Electricity. Mains Water. Mains drainage.

Local Authority

Teignbridge District Council

Council Tax

Currently Band E

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 right. Take the fifth turning on the left (just after Mile End Garage on the right) into Orchard Grove.