



## Highweek, Newton Abbot

- Virtual Viewings Available
- Brand New Detached Bungalow
- 3 Bedrooms (Master En-Suite)
- Double Aspect Living Room
- 10 Year Warranty
- Easy to Maintain Gardens
- Driveway Parking
- No Upward Chain

Guide Price:

**£350,000**

Freehold

EPC: B82



# Bramley, Applegarth Avenue, Newton Abbot, TQ12 1RU

A rare and exciting opportunity to acquire a brand new detached bungalow on a relatively level plot with east access in the highly sought-after Highweek area of Newton Abbot. Traditionally built with smart face brick external elevations and finished with an attention to detail, the property benefits from a 10 year warranty.

With easy to maintain enclosed lawn and patio gardens, smart Brick Pavia driveway providing parking and additional over-sized parking bay large enough to accommodate many vehicles, the bungalow would make an ideal lock up and leave home for the frequent traveller. The well-established area of Highweek offers easy access to Newton Abbot's vibrant and well-served town centre which is just over half a mile from the property.

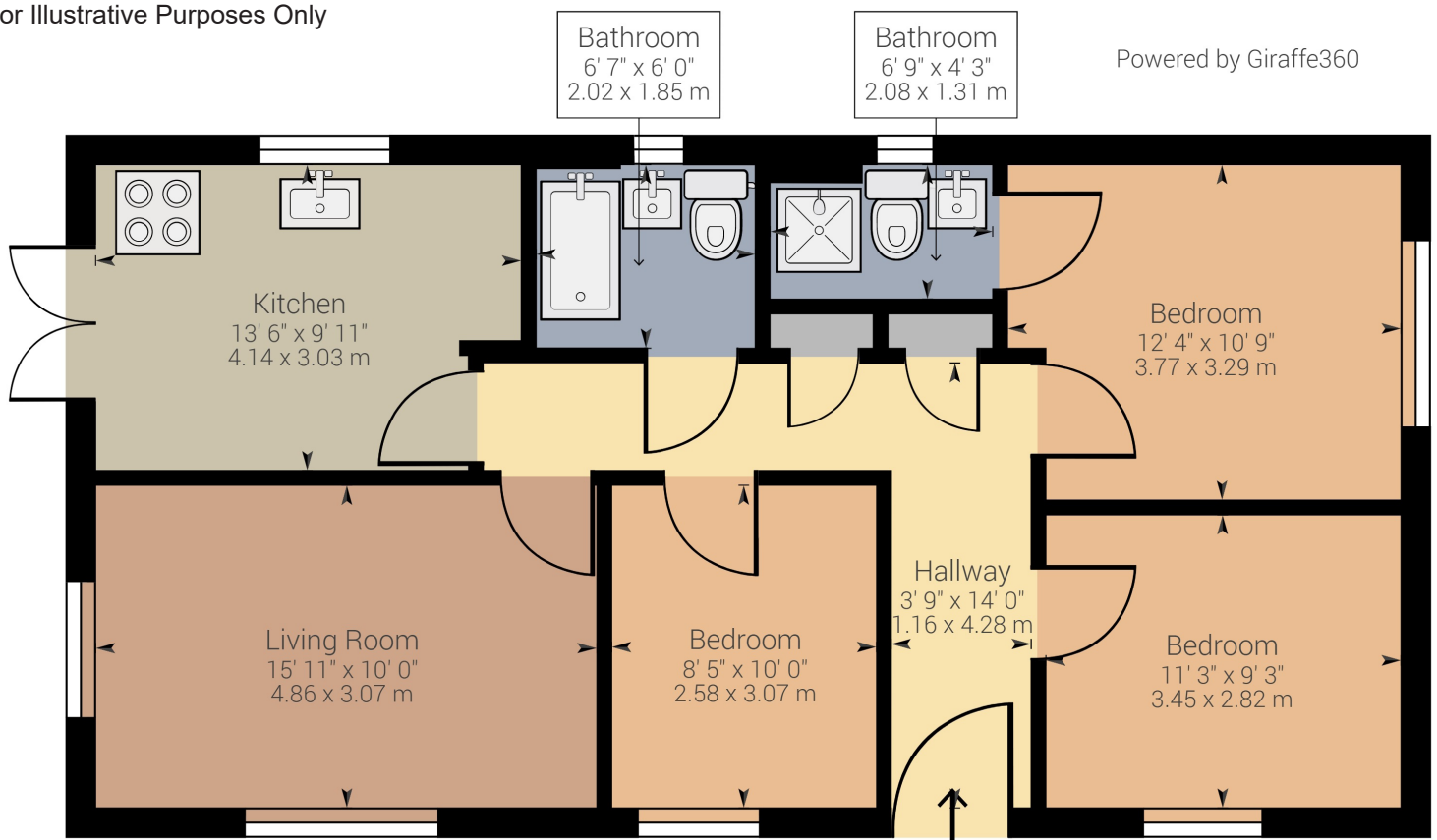
**The Accommodation:** Stepping inside, the front door opens to an L-Shaped entrance hall with oak effect flooring. Internal oak doors open to all rooms and also a recessed broom cupboard and separate airing cupboard also housing the combination gas boiler. A double aspect living room overlooks the front and the garden to the side. A first class kitchen is light and airy, also being double aspect including French doors to the garden. A selection of base and wall cabinets and inset 1½ bowl sink unit are complimented by high quality solid surface counter tops and oak effect flooring. There is space for table and integrated appliances include an oven, hob, cooker hood, fridge, freezer and dishwasher. There are 3 bedrooms, the master with a lovely en-suite with good size shower, basin and WC and a family bathroom with complimenting tiling.

**Outside:** Enclosed gardens mainly to one side, laid to neatly tended lawn with paved patio.

**Parking:** Brick Pavia driveway to one side providing space for 2/3 vehicles. Additional oversized Brick Pavia parking bay large enough to accommodate a motor home.

## FLOOR PLANS

For Illustrative Purposes Only



Approximate net internal area: 816.80 ft<sup>2</sup> / 75.88 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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 ± 0.1m









Agents Notes

Tenure  
Freehold

Services

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

Local Authority  
Teignbridge District Council

Council Tax  
Band TBC

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

Directions

From the roundabout on A382 Exeter Road in Newton Abbot take the exit for A383 Ashburton Road. Take the 6th turning on the right into Elmwood Avenue and at the T junction with Applegarth Avenue, the property is on the right hand side on the corner.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	82   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		