

SIMPLY GREEN

Belvedere Road,
Highweek,
Newton Abbot



A beautifully presented and spacious 3 bedroom detached family home, located on a quiet cul-de-sac and close to neighbouring fields and countryside for the avid walker.

The property is situated on the outskirts of Newton Abbot, in the village of Highweek, offering delightful far-reaching countryside views. The property is located near a well-regarded primary school and two secondary schools, a church, countryside walks, and a bus stop.

The market town of Newton Abbot is less than 2 miles away and offers a wide range of amenities including shops, supermarkets, further education facilities, a leisure centre with a swimming pool, various sports clubs, parks, a mainline railway station to London Paddington, a bus station and A380 dual carriageway to Exeter and Torbay.

Accommodation

External lighting and a UPVC double glazed front door leading to the entrance hallway with engineered wooden flooring, picture rail and a staircase rising to the first floor with doors to principal reception rooms.

The ground floor accommodation comprises a generous sized living room with a UPVC double glazed bay window overlooking the front garden with a further UPVC double glazed window to the rear aspect, picture rail, understairs cupboard and a feature fireplace with woodburning stove, attractive hearth and surround. A further feature is the patterned ceiling with central ceiling rose.

The dining room is the ideal place to entertain family and friends and is also a generously sized room with engineered wooden flooring and a picture rail. A set of UPVC double glazed patio doors situated within the bay with side and front aspect windows lead to the front. There is also an understairs cupboard and a further UPVC double window to the rear aspect. A wooden framed obscure glazed door leads to a rear porch with UPVC double glazed windows and a door leading out to the rear.

From the dining room, an opening flows through to a utility area with fitted worktop and part tiled walls with plumbing for a washing machine and space for a tumble dryer with inset spotlights and fitted cupboard. There is also space for an upright fridge/freezer. A further opening flows through to the kitchen providing a UPVC double glazed window, a stainless steel single drainer, one and a half bowl sink inset with laminate worktops, part tiled walls and a range of fitted base cupboards, drawers and fitted matching wall cupboards. Integrated appliances include a stainless steel six ring gas hob with stainless steel extractor hood above, and a double stainless steel electric oven. Further benefits include plumbing for a slimline dishwasher and inset spotlights.

From the utility area a door leads through to a downstairs shower room providing a UPVC obscure double glazed window, a tiled shower cubicle, wash hand basin with tiled splashbacks and fitted mirror above, WC, tiled flooring and inset spotlights.

First floor accommodation

Landing with two UPVC double glazed windows, picture rail and inset spotlights. The window to the front maximises the splendid views across the surrounding countryside. Three bedrooms can be found on the first floor. The master bedroom is a double sized room with a UPVC double glazed bay window with views across the neighbouring fields and countryside. A further UPVC double glazed window to the rear aspect and a picture rail.

The second bedroom also benefits from a UPVC double glazed bay window where the views can be enjoyed. This is a perfect area for a child to do their homework.

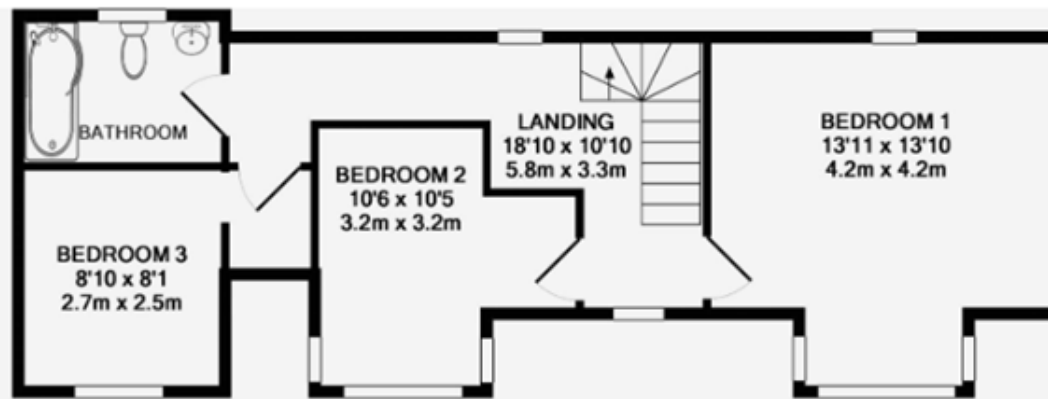
The third bedroom has a recessed area for wardrobes and a UPVC double glazed window to the front aspect.

The accommodation concludes with a modern family bathroom providing a UPVC double glazed window, part walls, panelled bath with shower, extractor fan, WC, wash hand basin with cupboards below tiled flooring, wall light, inset spotlights and an extractor fan.

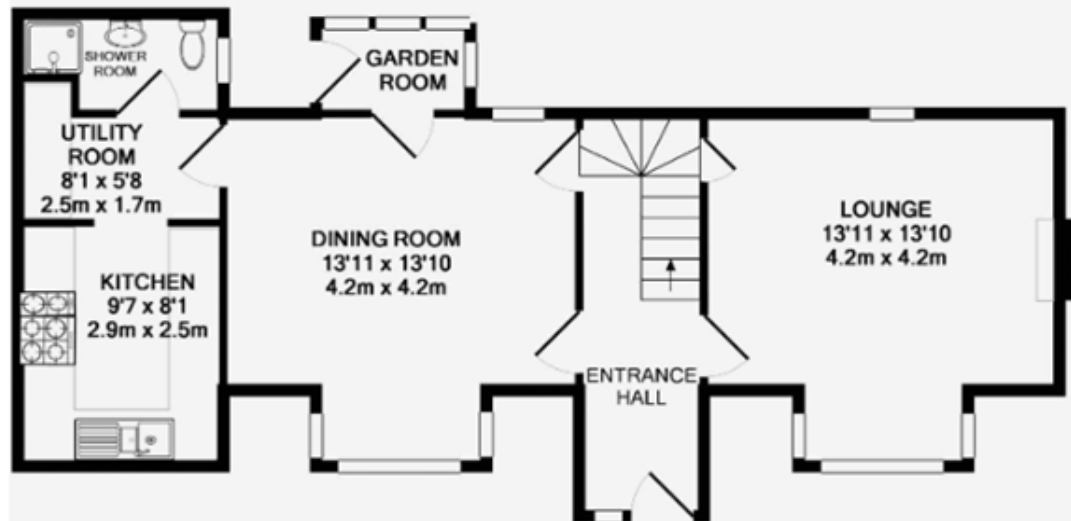




Floorplan



1ST FLOOR
APPROX. FLOOR
AREA 510 SQ.FT.
(47.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 584 SQ.FT.
(54.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 1095 SQ.FT. (101.7 SQ.M.)

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**TENURE: Freehold
COUNCIL TAX BAND C**

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

Outside

To the front of the property is a tarmac driveway providing parking for two/three vehicles with a stone-chipped area of garden and bordering hedging and timber fencing. Access to the rear via the side.

The rear garden is bordered by timber fencing and is mainly laid to a lawned appearance with a sweeping stone-chipped path leading to a covered decked area perfect for entertaining family and friends. Access to the front and there is also access to the kitchen/diner via a set of UPVC double-glazed patio doors.

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