



## Highweek, Newton Abbot

3x  2x 

ENERGY RATING C72

- Video Walk-through Available
- Spacious Detached Bungalow
- 3 Bedrooms (1 en-suite)
- Generous, L-Shaped Lounge/Diner
- Fabulous Kitchen/Breakfast Room
- Lovely Gardens with Bar Area
- Off Road Parking
- Sought-After Location
- Tucked-Away Position
- Early Viewings Advised

**Asking Price:**  
**OIEO £550,000**  
 FREEHOLD



# 59 Coombeshead Road, Newton Abbot, TQ12 1PZ



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER



# 59 Coombeshead Road, Newton Abbot, TQ12 1PZ

Situated in a private and tucked away location within the highly desirable Highweek area of Newton Abbot, we are pleased to offer for sale this deceptively spacious detached bungalow. The superbly presented and spacious accommodation boasts three bedrooms, the master with a dressing room and en-suite shower room. A particular feature is the light and airy lounge/diner which has a vaulted ceiling. The kitchen/breakfast room is extensively fitted and there is a utility room off. There is also a modern bath/shower room. Gas central heating and double glazing are installed and outside there is off road parking on the drive for several vehicles and the gardens have been attractively landscaped with lawns, large pond and an outside bar. The property will appeal to buyers looking for a spacious, easy to maintain home in a private and tucked away location with generous gardens in this desirable location.

Coombeshead Road is a popular location because of its convenient position close to local primary and secondary schools. It is within walking distance of the town centre, hospital and leisure centre and for commuters it is within 10 minutes' drive of the A38 Devon Expressway to Plymouth and Exeter. Newton Abbot also has a mainline railway station, various parks, sporting facilities and supermarkets.

## The Accommodation:

A part-glazed entrance door with obscure-glazed side panel leads to the entrance porch with laminate flooring and a multi-glazed door to the entrance hallway with tiled flooring and access to the loft. Bedroom one has a window to side with step down to the dressing room with windows to front and side. There is an en-suite shower room with shower cubicle, low level WC, vanity wash basin, tiled flooring, heated towel rail and an obscure-glazed window. Bedroom two has a window to side and a range of built-in wardrobes. Bedroom three has a window to front and step up to further area with fitted wardrobes. The bathroom comprises a panelled bath with mixer tap and shower attachment, separate corner shower cubicle, low level WC, vanity wash basin, heated towel rail, part panelled walls to dado level and window. The kitchen/breakfast room is extensively fitted with a modern range of wall and base units with solid oak work surfaces and matching splashback, inset single drainer sink unit, spaces for range-style cooker and American-style fridge freezer, built-in dishwasher, feature brick fireplace with woodburning stove, beamed ceiling and multi-glazed double doors leading to the lounge/diner. Off the kitchen there is a utility/rear porch with plumbing for washing machine, wall mounted gas boiler, window to rear and part obscure-glazed door to outside. The dining area has a feature vaulted ceiling with windows, Velux windows and sliding patio doors to garden.

The lounge area has a feature fireplace with gas living flame coal effect fire and spotlights.

## Gardens & Parking:

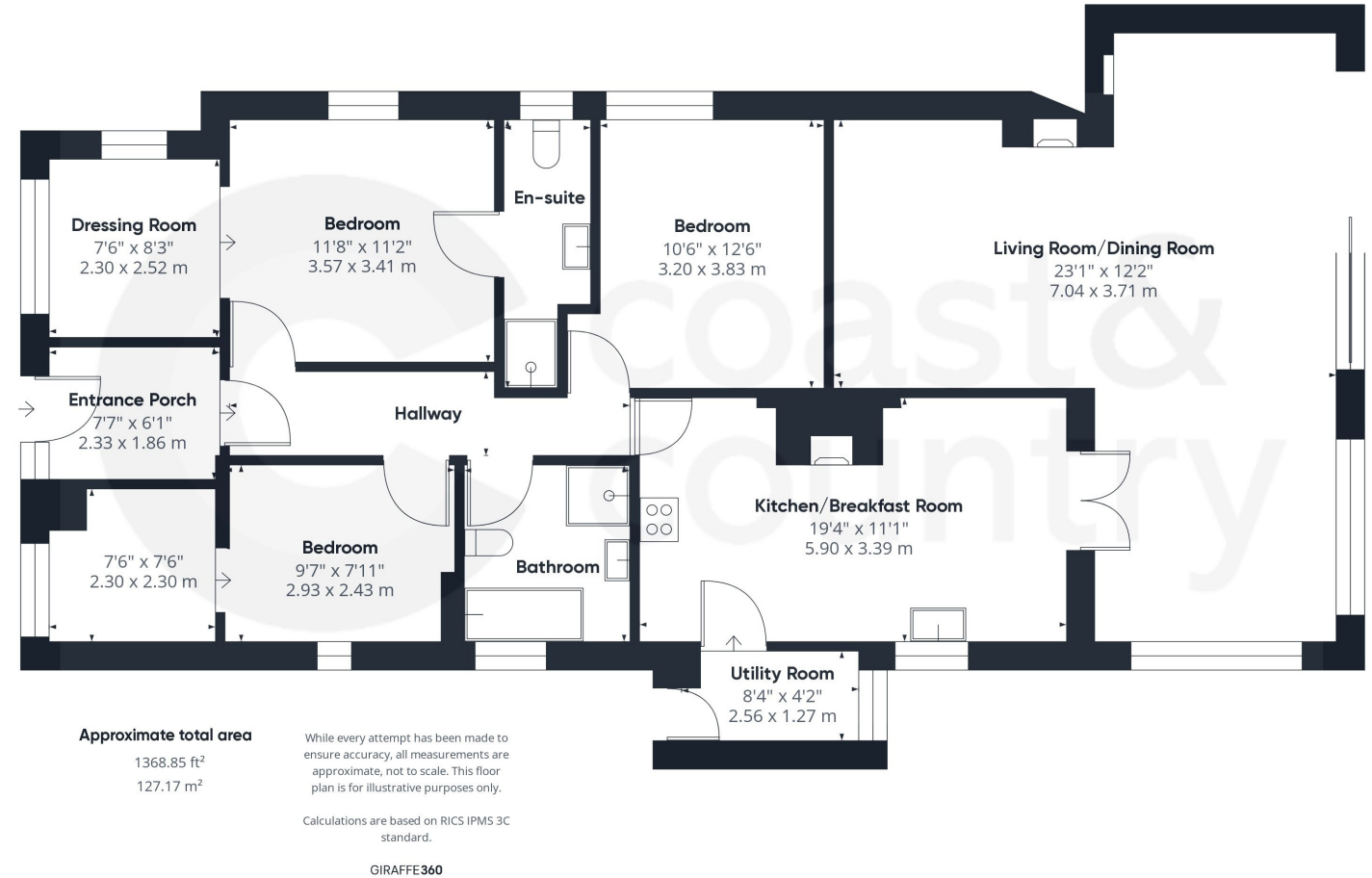
Outside to the front the driveway leads to a gravelled parking area for several cars, brick pave path leads to the front door and a large lawned area with laurel hedging to boundary and paved patio area with gravelled borders. To the side there is a small lawned area and summer house and the rear garden has been attractively landscape with steps and retaining wall with well stocked shrub borders leading to a lawned area with a large pond with water features, large decked terrace perfect for alfresco dining and enjoying the sun. A particular feature of the garden is the covered outside bar with bar area and seating, outside store and a further patio area with wide selection of established trees and shrubs.

## Directions:

From Newton Abbot take the A383 Ashburton Road. Turn Right by Coombeshead Academy into Coombeshead Road. The property can be found near the end of the road on the left hand side before you get to Highweek Village.



# 59 Coombeshead Road, Newton Abbot, TQ12 1PZ



## Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

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

The property is accessed over a shared private drive, towards which the owners of number 59 are liable for 1/3 contribution for maintenance on an as and when basis.

We have not had sight of a HETAS certificate for the wood burner.

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.