



Our View “An individual and spacious property which would suit a range of buyers”

This individual three-bedroom semi-detached property is positioned on a spacious plot in Highweek, Newton Abbot

The accommodation begins with an entrance hallway featuring original herringbone parquet flooring, which continues throughout much of the ground floor. There is useful storage and access to the spacious living/dining room situated at the rear of the property, enjoying large double-glazed windows and doors opening onto the rear garden and patio. The room also benefits from continued original wooden herringbone flooring and an additional double-glazed window to the side. Opposite, you'll find the kitchen/breakfast room—a modern fitted kitchen comprising a range of matching wall and base units, stainless steel mixer tap with sink and drainer, and space and plumbing for a washing machine, tumble dryer, and dishwasher. There is space for a range cooker with extraction hood and light above, a feature island unit with seating, and provision for a refrigerator. A door provides access to a useful storage cupboard housing space for a chest freezer. The kitchen is complemented by inset spotlights and a double-glazed window to the front. Completing the ground floor is a fitted bathroom comprising a low-level flush WC, pedestal wash hand basin, and panel

bath with mains shower over, finished with part-tiled walls, tiled flooring, and an obscured double-glazed window to the front. Stairs rise to the first floor, where the landing provides access to three double bedrooms, all featuring double-glazed windows to either the front or rear. The main bedroom, situated at the rear, also benefits from a door onto a balcony enjoying a pleasant open outlook, built-in wardrobes, and storage in the roof space. Dividing the bedrooms is a modern fitted shower room comprising a low-level flush WC, pedestal wash hand basin, and mains shower, finished with part-tiled walls and wood-effect flooring. Externally, the property boasts deceptively spacious and well-maintained gardens. To the front, there is off-road parking for several vehicles, with a pathway passing a lawn area leading to the front entrance and garage. Gated access at the side leads to the rear, where you'll find a generous garden with a block-paved patio extending from the living room and wrapping around the side of the property. There is access to the rear of the garage, and the main section of the garden is a large, level lawn—an outdoor space that must be seen to be appreciated.

- Semi detached property
- Spacious living / dining room
- Kitchen / breakfast room
- Family bathroom
- Three double bedrooms
- Shower room
- Spacious surrounding gardens
- Driveway and garage





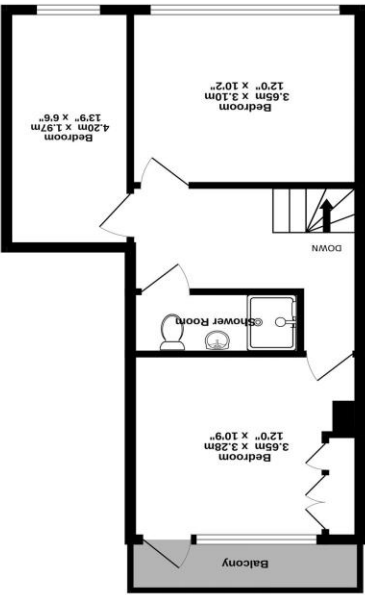
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PROPERTY

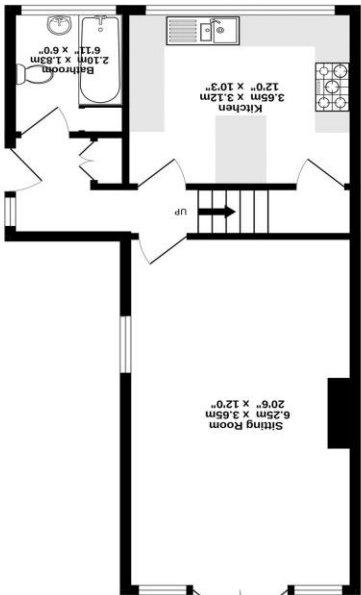


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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TOTAL FLOOR AREA : 102.3 sq.m. (1102 sq.ft.) approx.



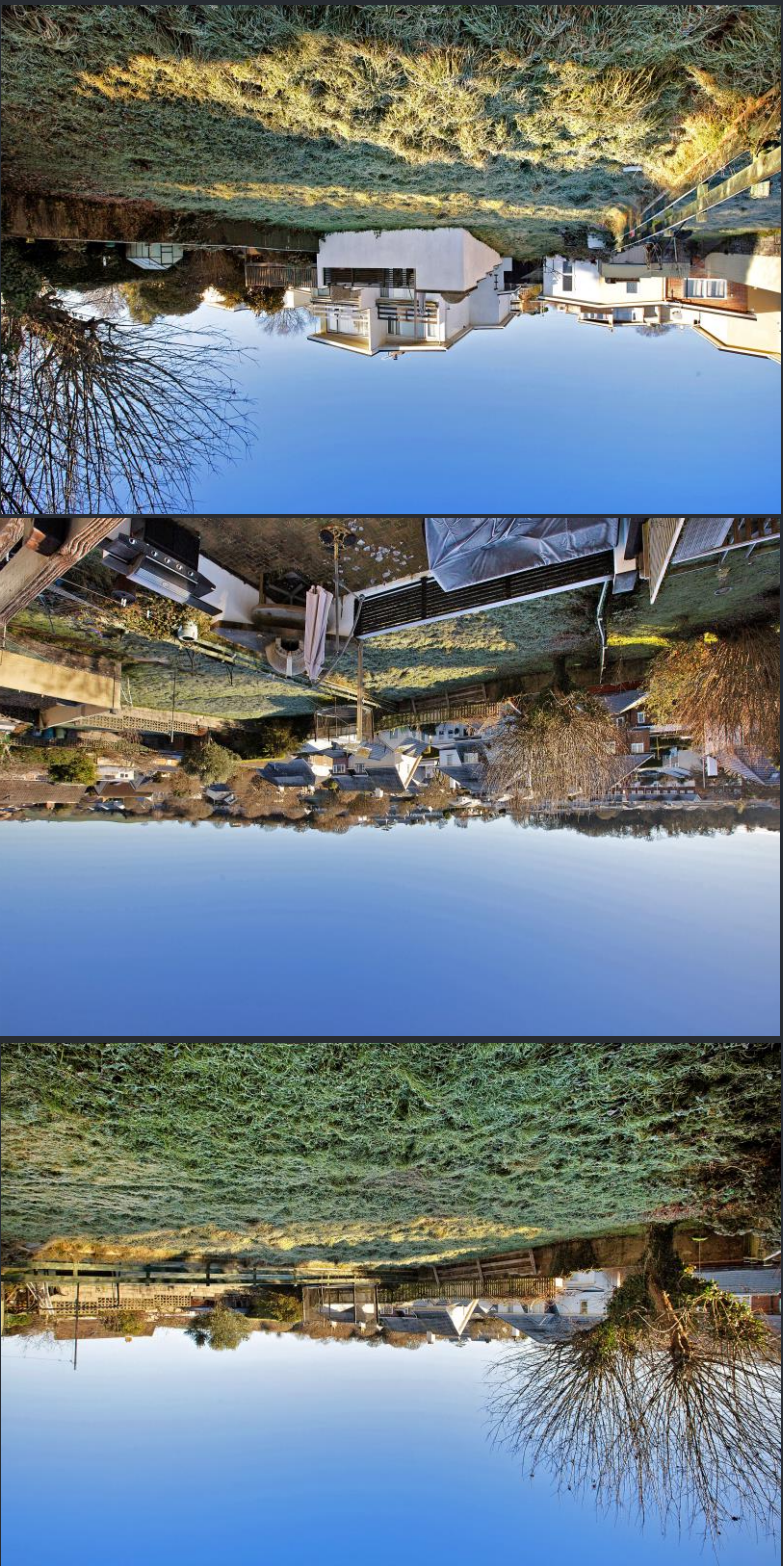
42.2 sq.m. (454 sq.ft.) approx.



44.3 sq.m. (477 sq.ft.) approx.



15.9 sq.m. (171 sq.ft.) approx.



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23 Rosemary Avenue, Newton Abbot, TQ12 1NT
Guide Price £309,950 Freehold Ref: [DSN7130](#)

