



## Highweek, Newton Abbot

3x  1x 

ENERGY RATING D65

- Video Walk-through Available
- Impressive Detached House
- Stunning Views
- 3 Bedrooms
- Open Plan Living Space
- Contemporary Kitchen with Island
- Separate Lounge with French Doors
- Enclosed Multi-Level Rear Garden
- Off-Road Parking & Garage
- Highly-Regarded Location

**Guide Price:**  
**£425,000**  
FREEHOLD

**Pitt Lodge, Pitt Hill Road, Highweek, Newton Abbot, TQ12 1PX**



**1000s of homes sold in Teignbridge**

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

## Pitt Lodge, Pitt Hill Road, Highweek, Newton Abbot, TQ12 1PX

Style and sophistication are on offer at this most impressive individual detached house. With crisp, brilliant white rendered elevations and anthracite coloured window frames, the property has a lovely contemporary look from its commanding position. Occupying a non-estate position in the highly regarded and much sought after Highweek area of Newton Abbot the property enjoys some quite splendid and dramatic far-reaching views down through The Churchills valley taking in ancient All Saints Church and onto the green fields above Bishopsteignton and also glimpses of the river Teign Estuary through the trees.

Highweek is considered by many as one of the towns premier locations and offers easy access to local schools and bus routes and Dyrons Leisure Centre with its large swimming pool and gym. The clock tower in the town centre is around 0.8 miles walk away with its wide range of shops, businesses, bars, restaurants and coffee shops.

### The Accommodation:

Stepping inside, the property is presented in show home order which can only be appreciated by an internal viewing. Designed to suit its plot on a semi reverse level basis and maximising the views from the living space. The modern composite front door has a paved terrace with glass surround adjacent to it and opens to a spacious hallway with recessed airing cupboard. A wide 180-degree staircase rises to the first floor with narrow but tall feature window providing plenty of natural light. Off the ground floor hallway is a cloakroom with WC and basin, 2 bedrooms and an up to the minute bathroom with fully tiled walls and a 4-piece suite including a separate shower cabinet.

Moving up to the first floor which is level to the rear garden the wow factor really kicks in. Immediately at the top of the stairs is a magnificent, very fashionable open plan L-shaped living space with 3 defined areas and ideal for entertaining. The sitting area is dominated by a bay window with virtually floor to ceiling glazing on 3 aspects drinking in the views. The dining area overlooks the rear, has a chimney fitted with a living flame gas fire and is currently home to a 12-seater table. Overlooking the front is the kitchen area with a selection of first-class cabinets including a good size island and an integrated double oven, inset hob., canopy, larder fridge and dishwasher. Thick granite counter tops

including a breakfast bar add a further touch of class. There is also a separate plumbed utility room with appliance space, sink and fitted cupboards. There is a lovely separate lounge with extensive double aspect glazing and French doors to the rear garden and a part vaulted ceiling. Completing the picture is the principal bedroom again enjoying the views.

### Outside:

The gardens at the rear are terraced on various levels and are privately enclosed and provide a tranquil environment for relaxation and summer dining.

### Parking:

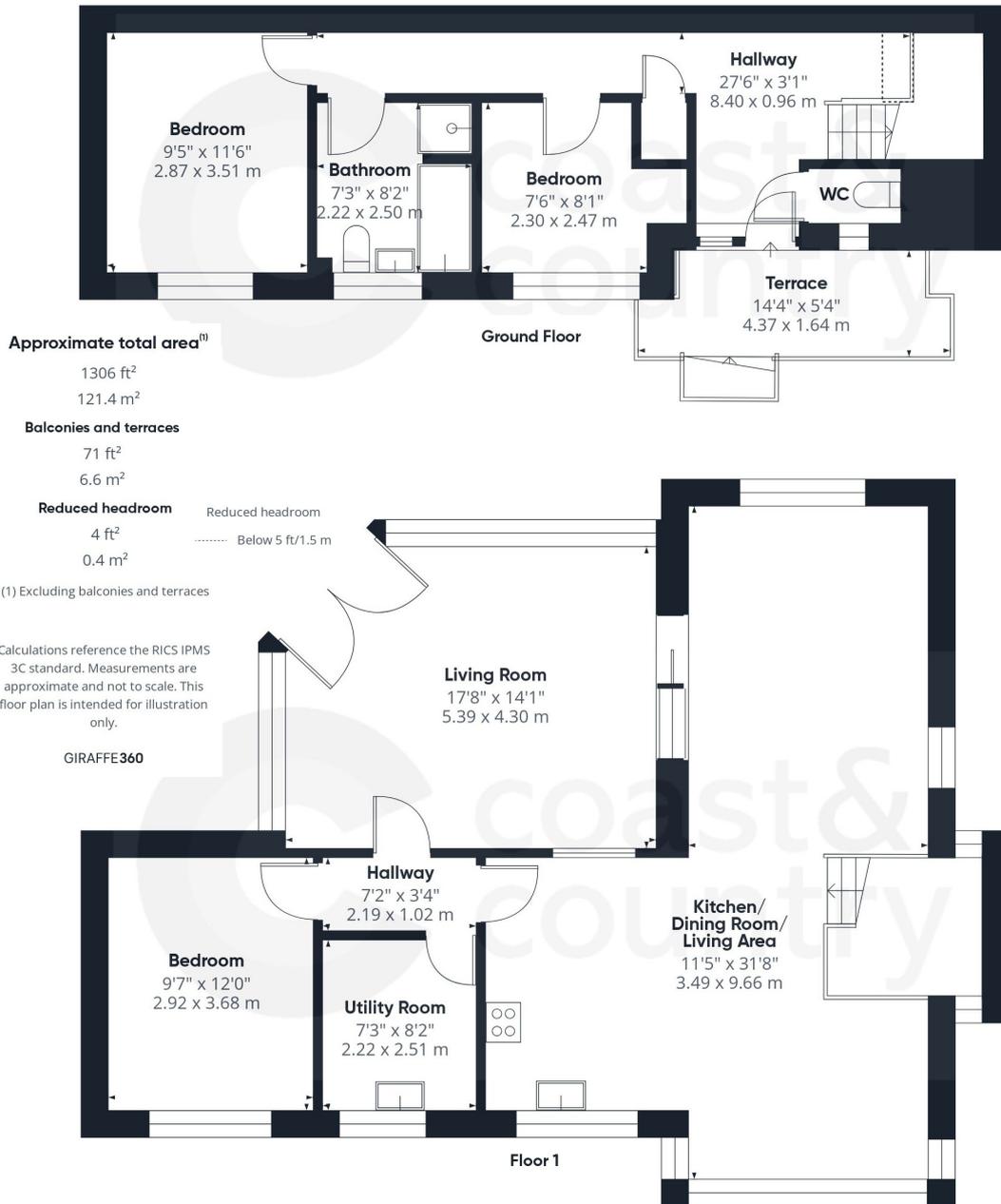
A good size garage with roller door and parking in front of it are located at road level to the front.

### Directions:

From Newton Abbot town centre take the A383 Ashburton Road. Turn right at the first set of lights just after Newton Abbot college into Coombeshead Road. Follow the road up the hill and as the road bends to the left go straight over into Pitt Hill and the property can be seen on the left.



# Pitt Lodge, Pitt Hill Road, Highweek, Newton Abbot, TQ12 1PX



## Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 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.