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REF: DRN00244

**Providence Cottage, 42 Mile End Road,
Highweek, Newton Abbot, Devon, TQ12 1RW**

An individual, detached period house occupying a secluded position in the village of Highweek, on the outskirts of Newton Abbot. The property offers a spacious range of accommodation, private gardens, ample off road parking and a large detached garage.



* INDIVIDUAL DETACHED HOME * VILLAGE LOCATION * CLOSE TO AMENITIES *
SECLUDED POSITION * PRIVATE GARDEN * LARGE GARAGE * GAS CENTRAL HEATING *
* AMPLE OFF ROAD PARKING * THREE DOUBLE BEDROOMS *

PRICE GUIDE: £300,000 REGION
FREEHOLD
NO CHAIN

Providence Cottage, Mile End Road, Highweek, Newton Abbot

Situation:

The property is situated in the village of Highweek a popular location on the outskirts of Newton Abbot, less than two miles from the town centre amenities. The location is favoured for the village atmosphere and interesting mix of period homes.

Newton Abbot is a large market town with an excellent range of amenities for day to day living, including; a selection of supermarkets, main line railway station, schools, sports and leisure facilities, to name but a few. Surrounding Highweek there's unspoiled countryside including Stover Park to the north, the rugged uplands of Dartmoor to the west and to the east the Teign Estuary, leading to the coast.

Description:

The property comprises a detached cottage, probably dating from the early 19th century with later additions. The house occupies a secluded location in the village of Highweek, offering a high level of privacy and a secure environment for children or animals. The interior provides a comfortable range of accommodation, with a warm atmosphere extenuated by period features, such as brick fireplaces, panelled walls and picture rails. Outside there are private gardens, ample off road parking, with space for a caravan or boat and a large detached garage / workshop. The property is ideally suited to those seeking an individual, non estate location, space to extend if required and period features with potential for further enhancement.

Directions:

From Newton Abbot take the A383 towards Ashburton. Before leaving the town turn right into Mile End Road. Proceed up the hill for approximately a quarter of a mile where the gated entrance to Providence Cottage will be found on the right.

Draft particulars, subject to the vendors approval.

The Accommodation Comprises (with approximate dimensions):

Conservatory: 14'5" x 7'8" (4.39m x 2.34m)

UPVC frame and double glazed. Tile floor. Double radiator. Views over the garden. UPVC double glazed door to the sitting room.

Sitting Room: 16' 5" x 11' 10" (5m x 3.61m)

Fireplace housing a multi fuel stove. Solid oak flooring. Two double radiators. Television point. Double glazed window to the front elevation looking into the courtyard garden and to the side elevation into the conservatory. Exposed timbers, dado rails, plate display shelving. Timber fire surround.

Dining Room: 11'10" decreasing to 10'4" x 13'8" increasing to 16'5" (3.61m to 3.15m x 4.16m to 5m)

Oak flooring. Double radiator. Brick fireplace with a timber surround and housing a multi fuel stove. Store cupboards to the right of the chimney breast. Picture rails, dado rail, ledge and braced door to the staircase, leading to the first floor and the cloakroom/utility room. Double glazed window to the front elevation. Door to the kitchen / breakfast room.

Kitchen / Breakfast Room: 19'8" x 8'9" increasing to 12'3" (6m x 2.67m to 3.73m)

A spacious, bright kitchen and family room incorporating an extension to the front elevation with sliding glass doors to the garden. Shaker style kitchen fittings with a range of cupboards and drawers, granite effect worktops, electric cooker point, tile splash backs, space for a fridge and slim line dishwasher. Belfast sink, exposed ceiling joists, double glazed windows to the side and front elevations. Roof light window. Double radiator.

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Utility Room / Cloakroom: 8'9" x 5'2" increasing to 6'10" (2.67m x 1.57 to 2.08m)

Wash basin in a vanity unit. Plumbing for a washing machine. Wall cupboards and shelving. WC. Double glazed window. Boiler cupboard housing the gas-fired central heating boiler. Radiator.

Landing:

Radiator. Hatch to roof space. Panelled doors to bedrooms and bathroom.

Bedroom 1: 14'5" x 9' (4.39m x 2.74m)

Double glazed windows to the front and side elevations. Built in wardrobe, door to the en suite shower room.

En- Suite: WC:

Wash basin in a vanity unit. Double shower cubicle. Ladder towel rail. Double glazed window. Tiled walls.

Bedroom 2: 10'4" x 10' (3.15m x 3.05m)

Victorian fireplace with an antique pine surround. Double wardrobe. Double radiator. Double glazed window to the front elevation.

Bedroom 3: 11'2" x 8'9" (3.4m x 2.67m)

Double glazed window to the front elevation. Double wardrobe.

Bathroom: 8'1" x 7'1" (2.46m x 2.15m)

Well appointed modern suite comprising; Roll edge bath, with a central fill mixer tap. Wash basin in a vanity unit. WC. Tiled walls. Double glazed window.

Outside:

The cottage is approached from Mile End Road through twin wrought iron gates, terminating at a parking and turning area. Adjacent to the parking / turning area is a detached..

Double Garage. 25'6" x 22'3" (7.7m x 6.78m) Powered roller door, roof light windows, personnel door to the side elevation.

To the rear of the garage is an area of secluded garden, with an ornamental pond and raised area of lawn. Immediately to the front of the house is sunny walled courtyard style garden affording privacy and shelter.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Providence Cottage

General Remarks:

Services: Mains water, drains, gas and electricity.

Tenure: Freehold, vacant possession upon completion. No ongoing chain.

Viewings: Strictly by appointment with Rendells. 01626 353881.

Local Authority: Teignbridge District Council.

www.teignbridge.gov.uk. 01626 361101

Council Tax Band: E

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Property Sharing Experts of which it is a member for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.