



**Connells**

Higher Sandygate  
Higher Sandygate Newton Abbot



# Higher Sandygate Higher Sandygate Newton Abbot TQ12 3PZ

for sale guide price  
**£240,000**



## Property Description

This stunning cottage, built in 1850's is immaculately presented inside and out and has been well looked after by its current owners. Inside, the property is light with solid Oak doors throughout. The Cottage was re-wired with new electric heating in 2021.

Internally, the property is modern and comprising of a living room with log burner, newly fitted kitchen which provides space for a small dining table and access to the garden. The staircase from the living room leads you to the first floor where you will find two well appointed bedrooms and a shower room. There is on street-parking outside the property with further parking close-by.

Externally, the low maintenance rear garden provides a pleasant area for entertaining. There are three lockable stores and a garden shed which provides ample storage.

Conveniently located in a quiet residential area of Sandygate, on the fringe of the popular town of Kingsteignton, provides easy access to the A380 to Newton Abbot, Torbay, Exeter and the M5. All local amenities including well regarded schools, pubs, supermarkets and shops are within very close distance. The main Railway Line is situated in Newton Abbot.

The property needs to be viewed to appreciate its delightful features.

## Front Of The Property

Wrought iron gate leads you to the front patio area. Side access to the rear garden.

## Porch

Half glazed uPVC doors leads you into the porch area with ample space to store coats and shoes.

## Lounge

13' 9" x 13' 6" ( 4.19m x 4.11m )

The porch leads you directly into the lounge with a double glazed window to the front of the property, character beams, wall mounted electric heater and a log burner with slate hearth. Stairs leading to the first floor.

## Kitchen

13' 8" x 7' 10" ( 4.17m x 2.39m )

Double glazed window to the rear of the property with an obscure half glazed uPVC door leading to the rear garden.

Wall and base units, ceramic hob, electric oven, integrated fridge/freezer, one bowl composite sink/drainers with chrome mixer taps, space for washing machine, part tiled and electric heater.

## First Floor

Loft access.

### Bedroom One

13' 5" x 10' 7" ( 4.09m x 3.23m )

Double glazed window to the front of the property, storage cupboard and a wall mounted electric heater.

### Bedroom Two

8' 10" x 7' 11" ( 2.69m x 2.41m )

Double glazed window to the rear of the property, loft access and a wall mounted electric heater.

### Shower Room

Obscure double glazed window to the side of the property, corner shower cubicle with electric shower, WC, vanity wash hand basin and a wall mounted heated towel rail.

### Rear Of The Property

Enclosed low maintenance rear garden which would make a fantastic entertainment area. Storage areas, outside tap and side access to the front of the property.



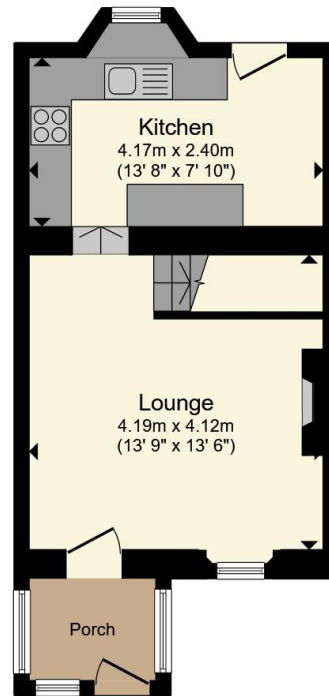




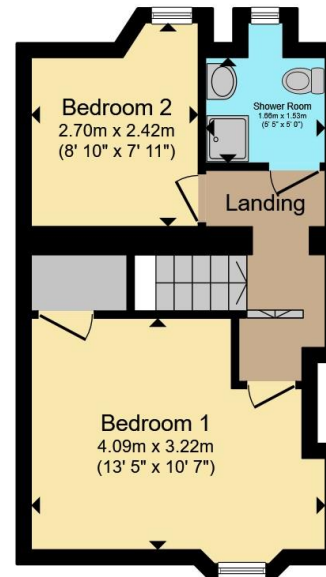








**Ground Floor**



**First Floor**

Total floor area 62.8 m<sup>2</sup> (676 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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EPC Rating: E Council Tax  
 Band: B

Tenure: Freehold

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