

**SAMPLE  
MILLS**



**The Churchills  
Highweek  
Newton Abbot  
Devon**

**£385,000**  
FREEHOLD







## The Churchills, Highweek, Newton Abbot, Devon

**£385,000 freehold**

A detached house which has been much improved by its present owners including a new bathroom, new kitchen, completely refurbished throughout, redecorated, internal doors, new boiler and converted garage for further accommodation.

Internally, the property comprises entrance hall, downstairs cloakroom, bedroom 4/reception room (which was formerly the garage), lounge, high spec kitchen with Quartz worktop surfaces and integrated appliances to include dishwasher, washer/dryer, 8 ring Induction hob, electric oven and fridge/freezer. Upstairs, there are 3 further bedrooms and a family bathroom.

Other benefits include gas central heating with recently fitted boiler, uPVC double glazing, power points with USB points, off road parking and gardens front and rear.

The property is situated in the popular area of 'The Churchills' in the prime location of Highweek, Newton Abbot, providing easy access for local primary and secondary schools, shopping facilities, pubs and restaurants, Doctors surgery, dentists, gyms and sports centre, library and cinema, together with gaining easy access for the A38, A380, M5 motorway, link road to Torbay and main rail line to London Paddington, which run daily.

Viewing is highly recommended.



Part double glazed door opening through to:

### Entrance Hall

Double panelled radiator. Luxury vinyl flooring. Staircase to first floor. Central heating thermostat. Door through to:

### Cloakroom and w/c

Low flush suite. Inset wash-hand basin with splash back. Luxury vinyl flooring. Single panelled radiator. Obscure uPVC double glazed window. Part glazed double doors into:

### Lounge – 3.73m x 3.43m (12'3" x 11'3")

TV point. Radiator. uPVC double glazed window to front. Coving to ceiling. Luxury vinyl flooring. Opening through to:

### Kitchen/Dining Room – 5.92m x 3.15m (19'5" x 10'4")

An improved high spec kitchen. Inset stainless steel sink unit with drainer and mixer taps. Comprehensive range of fitted wall and base units. Quartz worktop surface areas incorporating splash backs. Integrated dishwasher. Integrated washer/dryer. Built-in 8 ring electric Induction hob. Matching electric oven. Integrated fridge/freezer. Pull-out shelved larder. Double panelled radiator. Inset spotlights. Coving to ceiling. uPVC double glazed window overlooking the rear garden. Power points some of which have USB points. uPVC double glazed sliding patio doors to the rear garden.

### Bedroom 4/Reception Room – 5.28m x 3.25m (17'4" x 10'8") (formerly the garage)

uPVC double glazed window to front. Electric wall heater. Power points with USB leads. uPVC double glazed door providing access to the rear garden. Hatch to additional loft space for additional storage.

### First Floor Landing

Hatch to the roof space. uPVC double glazed window to the side. Cupboard housing shelving with a Worcester combination boiler, which was fitted in April 2024, for hot water and central heating system.

### Bedroom 1 – 3.96m x 3.20m (13'0" x 10'6")

Single panelled radiator. uPVC double glazed window to front. TV point. Double built-in wardrobe.

### Bedroom 2 – 3.23m x 3.00m (10'7" x 9'10")

Single panelled radiator. Double built-in wardrobe. uPVC double glazed window overlooking the rear garden.

### Bedroom 3 – 2.84m x 2.57m (9'4" x 8'5")

Single panelled radiator. uPVC double glazed window enjoying a front aspect.

### Bathroom and w/c – 2.51m x 1.70m (8'3" x 5'7")

A bathroom and w/c which was fitted in December 2024. Panelled bath with a fitted waterfall shower and panelling surround. Inset wash-hand basin with drawer space below and mixer taps. Low level w/c. Heated towel rail. Blue tooth mirror for audio. Obscure uPVC double glazed window. Inset spotlights. Shave point.

### Outside

To the front of the property, is a garden predominately laid to Cotswold gravel. A side gate provides access to the rear, where there is an area laid to patio. There is also a garden shed. Steps provide access up to a garden which is laid to lawn with steps up to a further garden which is lawned and level, stocked with mature shrubs, plants and bushes, and from the top of the garden views are obtained over the surrounding area. In addition, there is off road parking.

### Agent's Note

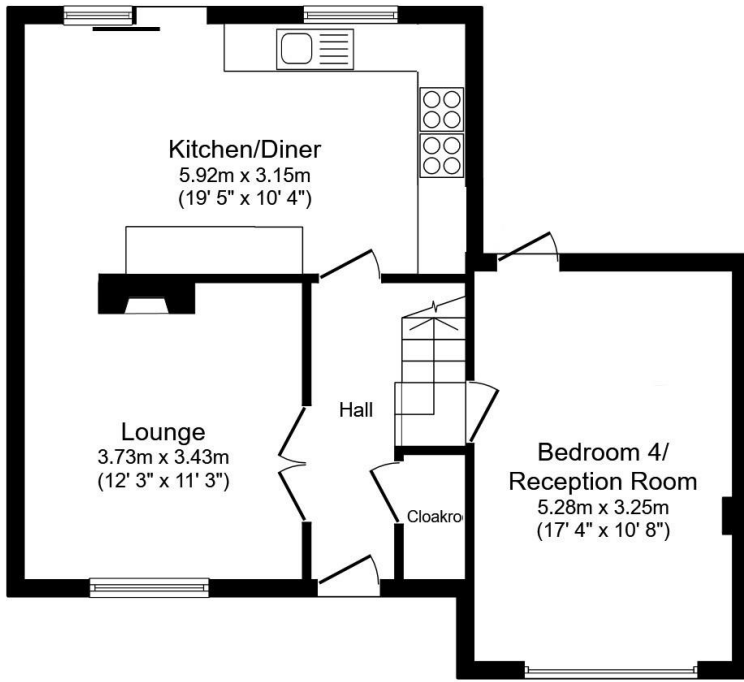
Council Tax Band: 'D' £2468.14 for 2024/25

EPC Rating: 'D'

Long Term Flood Risk: Very Low

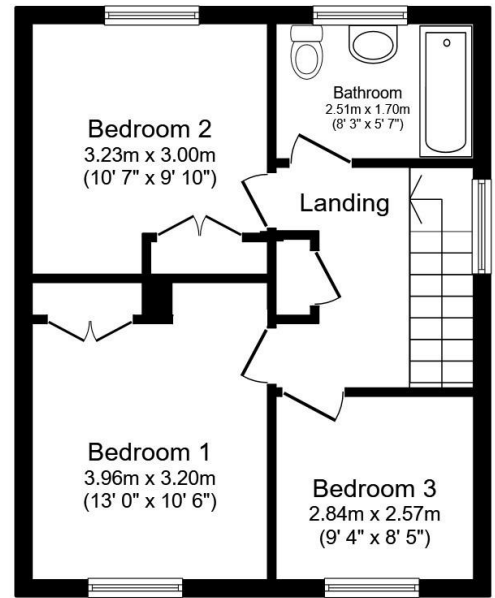






### Ground Floor

Floor area 55.1 m<sup>2</sup> (593 sq.ft.)



### First Floor

Floor area 38.7 m<sup>2</sup> (417 sq.ft.)

**TOTAL: 93.8 m<sup>2</sup> (1,009 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



3 Bank Street  
Newton Abbot  
TQ12 2JL

**Tel: 01626 367018**  
sales@samplemills.co.uk

[www.samplemills.co.uk](http://www.samplemills.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.