

**SAMPLE
MILLS**



**Cranesbill Way
Highweek
Newton Abbot
Devon**

£240,000

FREEHOLD





**Cranesbill Way, Highweek,
Newton Abbot, Devon**

£240,000 freehold

A modern 2 bedroom End Terrace property set in the prestige area of Highweek, built by Redrow Homes, situated on the edge of Newton Abbot with its facilities and amenities to include primary and secondary schools, shopping facilities, leisure centre, cinema, library, hospital, doctors, A38, A380 to Exeter and Torbay and the main rail line to London Paddington.

The accommodation internally comprises entrance hall, downstairs cloakroom, laundry cupboard, lounge with access to the rear garden, kitchen with built-in hob, oven, microwave, fridge and freezer. Upstairs, there are 2 double bedrooms both with ensuite shower rooms.

The property is sold with **NO CHAIN** and benefits from gas central heating, uPVC double glazing, enclosed rear garden and off road parking for 2 vehicles.

Viewing is highly recommended.



Composite door to:

Entrance Hallway

Cloak cupboard with consumer unit. Understairs storage.

Downstairs Cloakroom – 1.62m x 1.11m (5'4" x 3'8")

Low level w/c. Wash-hand basin. Extractor fan.

Kitchen – 2.88m x 1.89m (9'5" x 6'2")

Incorporating a range of high quality finish base units with rolled edge worktop surface areas. 4 ring hob. Splash back. Built-in stainless steel oven and microwave over. Stainless steel drainer with mixer tap over. Cross beaded double glazed window to the front. Wooden flooring. Concealed lighting to ceiling. Extractor fan. Built-in fridge and freezer.

Lounge – 4.08m x 3.86m (13'5" x 12'8")

uPVC double glazed French doors and uPVC double glazed windows looking over the rear garden. TV point. Double panelled radiator.

Staircase to landing

Wooden balustrade. Single panelled radiator. Access to loft area. Airing cupboard with tank, shelving and boiler. Door through to:

Master Bedroom – 3.86m x 2.50m (12'8" x 8'2")

Dual aspect cross beaded double glazed windows. Single panelled radiator. TV point. Storage cupboard. Door through to:

En-Suite – 2.23m x 1.71m (7'4" x 5'7")

Comprising 3 piece suite. Low level w/c. Wash-hand basin. Shower cubicle with fitted stainless steel Mira power shower. Wooden effect flooring.

Bedroom 2 – 3.34m x 2.69m (10'11" x 8'10")

uPVC double glazed window looking over the rear. Single panelled radiator. Built-in wardrobe with sliding door, hanging rail and shelving. Door through to:

En-Suite – 2.73m x 1.09m (8'11" x 3'7")

Shower cubicle. Low level w/c. Wash-hand basin. Fixed mirror. Ladder radiator.

Outside

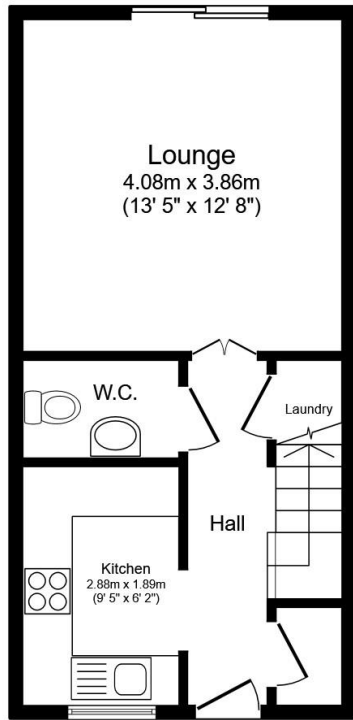
The property has allocated parking for 2 cars. A path and wooden gate providing access to the rear garden, which has a patio area, lawned area and bordered shrubs to the rear.

Agents Note

Council Tax Band: 'B' £1919.67 for 2024/25

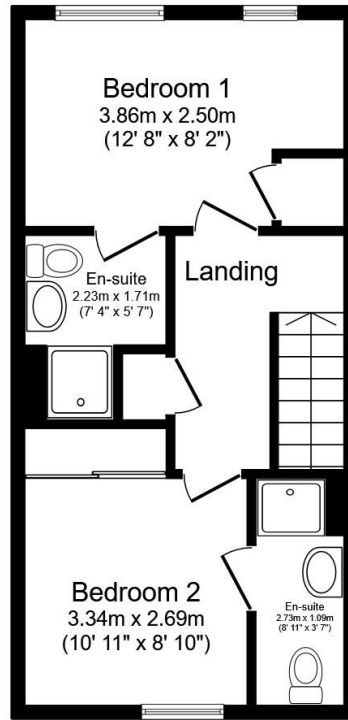
EPC Rating: 'C'





Ground Floor

Floor area 31.9 m² (344 sq.ft.)



First Floor

Floor area 31.9 m² (344 sq.ft.)

TOTAL: 63.9 m² (687 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



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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	80 C	
55-68	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.