

**SAMPLE  
MILLS**



**Belvedere Road  
Highweek  
Newton Abbot  
Devon**

**£350,000**  
FREEHOLD





**Belvedere Road, Highweek, Newton  
Abbot, Devon**

**£350,000 freehold**

A well-presented 3 bedroom Semi-Detached family home situated in a cul-de-sac on the edge of town, with easy access for the A38, A380 and M5 motorway whilst also having easy access for the local shops, schools and facilities, plus the main rail line to London Paddington.

The internal accommodation comprises entrance hallway, lounge with cast iron Victorian fireplace, dining area with glazed folding doors through to the conservatory, an extended kitchen/breakfast room and downstairs cloakroom. Upstairs, there are 3 bedrooms and a family bathroom.

Further benefits include gas central heating, uPVC double glazing, garage, off road parking and mature gardens front and rear.

Viewing is highly recommended.



### Storm Porch

Part stained glazed door with side screens opening through to:

### Entrance Hall

Laminate flooring. Understairs storage cupboard. Single panelled radiator. Staircase rising to first floor. Picture rail. Door opening through to:

### Lounge – 3.71m x 2.95m (12'2" x 9'8")

Cast iron Victorian feature fireplace on hearth with mantle over. Radiator. TV point (Sky and Virgin Media installed). uPVC double glazed window to front. Picture rail. Opening through to:

### Dining Area – 3.84m x 2.95m (12'7" x 9'8")

Wall mounted electric fire with shelved cupboard space to side. Radiator. Picture rail. Glazed folding doors through to:

### Conservatory – 3.81m x 2.87m (12'6" x 9'5")

Laminate flooring. uPVC double glazed. Door providing access to the rear garden. Electric wall heater. Power points.

### Extended Kitchen/Breakfast Room – 5.61m x 2.36m (18'5" x 7'9")

Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Electric and gas cooker points with extractor hood above. Plumbing for dishwasher. Space for fridge. Radiator. Tiled floor. Walk-in shelved pantry. uPVC double glazed window. Partly tiled walls. uPVC double half glazed door to the rear garden. Part glazed door through to:

### Inner Hall

Courtesy door through to the garage. Door through to:

### Cloakroom

Low flush suite. Inset wash-hand basin with tiled splash back. Radiator. Obscure uPVC double glazed window.

### First Floor Landing

Picture rail. Doors to:

### Bedroom 1 – 3.71m x 3.40m (12'2" x 11'2")

Single panelled radiator. uPVC double glazed window overlooking the front garden.

### Bedroom 2 – 3.89m x 3.43m (12'9" x 11'3")

Single panelled radiator. Built-in shelved cupboard. uPVC double glazed window overlooking the rear garden. Picture rail.

### Bedroom 3 – 2.64m x 1.75m (8'8" x 5'9")

Single panelled radiator. uPVC double glazed window to front. Picture rail. Hatch to roof space with drop down ladder, fully boarded and carpeted, with power, light and Velux window.

### Bathroom and w/c – 2.13m x 1.68m (7'0" x 5'6")

Panelled bath with shower mixer tap attachment. Inset wash-hand basin with cupboard space below. Low level w/c. Fully tiled walls. Heated towel rail. Hatch to the roof space (blocked, no access). Obscure uPVC double glazed window.

### Garage – 5.18m x 2.82m (17'0" x 9'3")

Up and over door.

### Outside

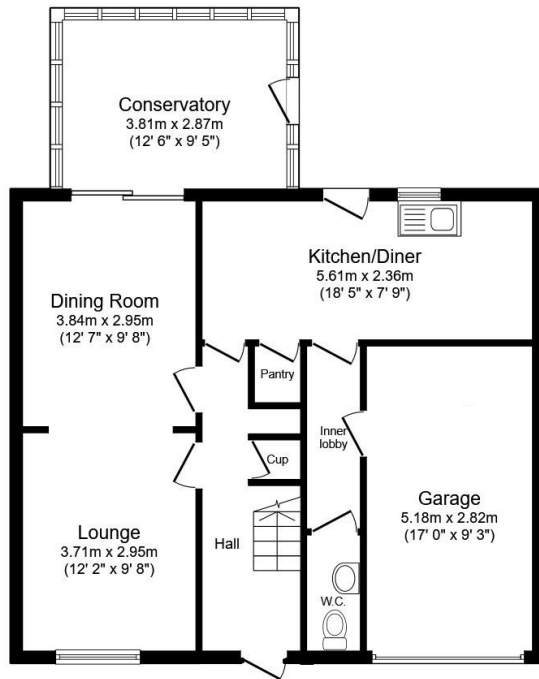
To the front of the property, there is an enclosed garden laid to lawn with areas stocked with bushes and plants. A side gate provides access to the rear where there is an area that has been paid to patio, there is also a garden shed and a further patio area leading onto an extensive garden predominately laid to lawn and again, stocked with a host of mature trees, bushes and plants, all well laid out and offering seclusion. At the head of the garden, there is a paved area with steps up to a further area that has been laid to patio. There is an outside tap. In addition there is a garage plus off road parking.

### Agents Note

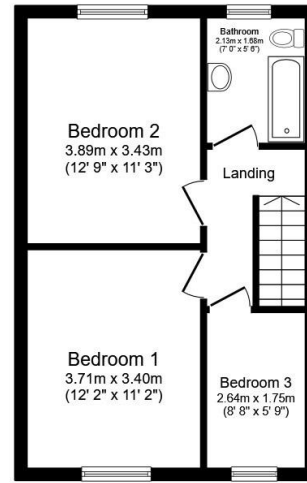
Council Tax Band: 'C' £2193.90 for 2024/25

EPC Rating: 'D'





**Ground Floor**  
Floor area 79.3 m<sup>2</sup> (854 sq.ft.)



**First Floor**  
Floor area 36.1 m<sup>2</sup> (389 sq.ft.)

**TOTAL: 115.4 m<sup>2</sup> (1,242 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		
81-91	B		
69-80	C		80   C
55-68	D	63   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.