

**SAMPLE  
MILLS**



**The Churchills  
Highweek  
Newton Abbot  
Devon**

**£325,000**  
FREEHOLD





## The Churchills, Highweek, Newton Abbot, Devon

**£325,000 freehold**

A reverse level 3 bedroom detached property situated in a cul-de-sac in the popular area of The Churchills. The property, which is sold with **NO CHAIN**, offers spacious family accommodation and is ideal for those who are looking for a property close to town and close to the A380, A38, M5 and other local facilities to include main rail line station to London Paddington.

The property benefits from entrance hallway with a downstairs bedroom and downstairs cloakroom, ideal if you have guests staying in the property. The property also has an integral garage with a large storage area behind. The property has a lounge and kitchen with patio doors onto the rear garden.

For those seeking a sunny aspect secluded garden, the property has easy access straight out onto the garden making this very versatile in terms of enjoying summer evenings and enjoying the outside of the property.

Further accommodation on this floor comprises bathroom with shower, 2 spacious bedrooms, 1 that could, if required, be used as a styling area.

The property has open planned gardens to the front, good off road parking to the front as well and is sold with **NO CHAIN**.

Further facilities include gas central heating and uPVC double glazing.

Viewing of this property is highly recommended for those seeking a spacious property in this area.



### Storm Porch

Leading to the front and the integral garage. Security light. uPVC double glazed door with obscure display windows to:

### Entrance Hall

Double panelled radiator. Under stairs storage cupboard.

### Downstairs Cloakroom

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

### Downstairs Bedroom – 3.90m x 2.60m (12'10" x 8'6")

uPVC double glazed window to the front. Double panelled radiator. TV point. Telephone point. Coving to ceiling.

### Staircase to landing

Wooden balustrade. Coving to the ceiling. Smoke detector. Access to loft area. Thermostat control for central heating. Display window. Doors off to:

### Lounge – 5.40m x 4.70m (17'9" x 15'5")

Feature fireplace with stone surround, living flame fire with raised tiled hearth, recesses either side with shelving. TV point. Double panelled radiator. Single panelled radiator. uPVC double glazed sliding patio doors into the rear garden. Coving to ceiling. Carbon monoxide tester. Door through to:

### Kitchen – 3.20m x 2.50m (10'6" x 8'2")

A range of fitted base units with wooden effect worktop surface areas. Built-in 4 ring gas hob with stainless steel extractor hood. Built-in double oven. Range of wall mounted cupboards. Bevel edge tiled walls. Wooden flooring. Single panelled radiator. Stainless steel drainer. uPVC double glazed door and window. Access onto the rear garden. Single panelled radiator. Circular halogen lamps. Plumbing for washing machine and a dishwasher.

### 'L' Shaped Master Bedroom – 4.60m x 3.80m (15'1" x 12'6")

uPVC double glazed windows to the front with views over the front towards the hills and over the surrounding area. Fitted shelving. TV point. Double panelled radiator.

### Bedroom 2 – 3.80m x 2.80m (12'6" x 9'2")

Currently laid out as the dining room. uPVC double glazed window looking over the front. Double panelled radiator. Coving to ceiling. Wooden effect laminated flooring.

### Shower Room – 2.80m x 2.50m (9'2" x 8'2")

3 piece suite. Low level w/c. Wash-hand basin. Walk-in shower cubicle with fitted Mira shower and tiled walls. Concealed lighting. Obscure glazed window. Airing cupboard with tank and shelving. Timer control unit for central heating.

### Integral Garage – 12.80m x 5.60m (42'0" x 18'4")

Electric up and over door. Electric Smart meter. Power and light. Consumer box. Gas point. Large under house storage area which is boarded and has a light.

### Outside

To the front, the property has off road parking for several cars and open planned lawn garden

The rear of the property is accessed from the side, but also has access off the kitchen and has access off the lounge. For those seeking a garden within easy reach of the property, this is ideal.

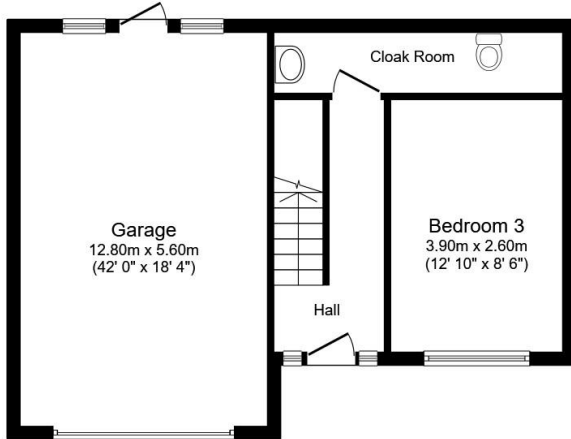
The garden is set on 2 tiers and has some fantastic views from the top tier and the patio area. There is a greenhouse, a good range of borders, shrubs and plants and nice open outlook over the surrounding area towards Bishopsteignton.

### Agents Note

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

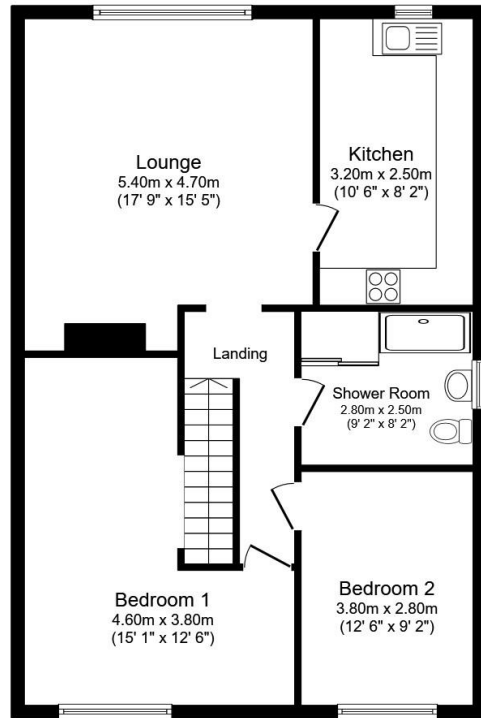
EPC Rating: 'D'





### Ground Floor

Floor area 50.7 m<sup>2</sup> (546 sq.ft.)



### First Floor

Floor area 81.4 m<sup>2</sup> (876 sq.ft.)

**TOTAL: 132.1 m<sup>2</sup> (1,422 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		78   C
55-68	D	60   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.