

**SAMPLE
MILLS**



**The Churchills
Highweek
Newton Abbot
Devon**

£430,000
FREEHOLD





**The Churchills, Highweek,
Newton Abbot, Devon**

£430,000 freehold

A 4 bedroom detached family home 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.

Internally, the accommodation comprises entrance hallway with downstairs cloakroom, lounge with wood burner and archway opening through to the dining area, kitchen and conservatory. Upstairs, there are 4 double bedrooms and a family shower room.

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

Viewing of the property is highly recommended for those seeking a spacious property situated in this popular part of the Highweek area.



Part double glazed door opening through to:

Entrance Hall

Single panelled radiator. Understairs storage area. Hard wood floor. Staircase rising to first floor. Inset spotlights.

Cloakroom

Low flush suite. Inset wash-hand basin. Single panelled radiator. Partly tiled walls. Inset spotlights. Obscure uPVC double glazed window.

Lounge – 4.85m x 3.56m (15'11" x 11'8")

Wood burner on hearth. TV point. Radiator. uPVC double glazed window to two aspects overlooking the front and side. Hard wood flooring. Archway opening through to:

Dining Area

Hard wood flooring. uPVC double glazed sliding patio doors leading to the conservatory. Opening through to:

Kitchen/Diner – 8.00m x 2.85m (26'3" x 9'4" overall)

1½ bowl sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas incorporating splash backs. Gas cooker point. Plumbing for washing machine. Plumbing for dishwasher. Addition tall storage cupboard. Hard wood flooring. uPVC double glazed window. Some of the power points have USB points. uPVC half double glazed door to the rear garden.

Conservatory – 2.82m x 2.36m (9'3" x 7'9")

uPVC double glazed with a half uPVC double glazed door to outside.

First Floor Landing

Hatch to the roof space. Built-in cupboard housing the boiler for hot water and central heating system.

Bedroom 1 – 3.86m x 2.69m (12'8" x 8'10")

Single panelled radiator. uPVC double glazed window overlooking the side garden. Coving to ceiling.

Bedroom 2 – 3.99m x 2.59m (13'1" x 8'6")

Single panelled radiator uPVC double glazed window to front.

Bedroom 3 – 3.18m x 2.87m (10'5" x 9'5")

Single panelled radiator. uPVC double glazed window to the rear aspect.

Bedroom 4 – 3.93m x 2.59m (12'11" x 8'6")

uPVC double glazed window to front. Single panelled radiator.

Shower Room – 2.87m 1.93m (9'5 x 6'4")

Shower cubicle with fitted shower. Inset wash-hand basin with cupboard space below and vanity unit over. Low level w/c. Heated towel rail. Panelling to walls. Tiled floor. Inset spotlights. Obscure uPVC double glazed window.

Outside

To the front of the property, is a level garden predominately laid to lawn enclosed by hedges.

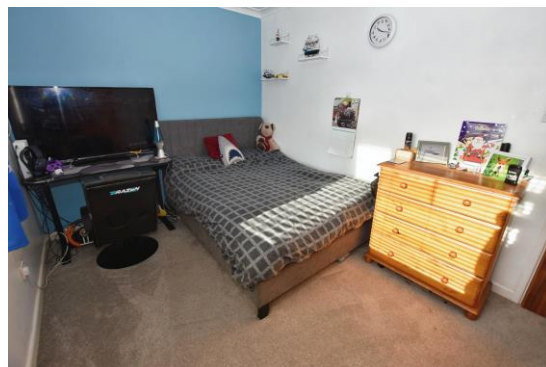
A side gate from the front leads to the side where there is an area laid to lawn onto an area laid to patio, leading from the conservatory, with a raised area stocked with an abundance of bushes, plants and shrubs all extremely well laid out. There is an aluminum greenhouse.

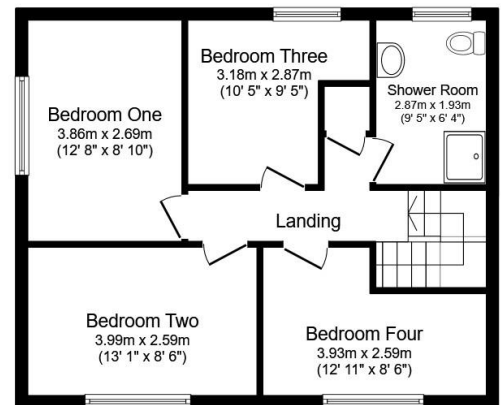
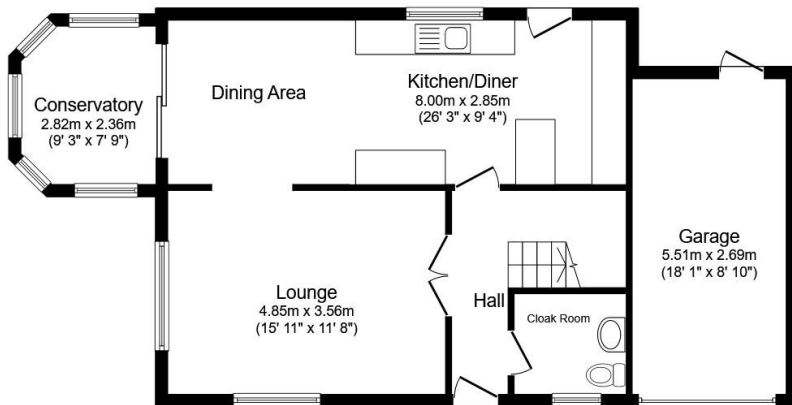
To the rear of the property, there is an enclosed level garden surrounded by hedges where there is an area laid to patio and a large garden shed. A gate provides access back to the front. In addition, there is a courtesy door through to the garage (5.51m x 2.69m – 18'1" x 8'10") with overhead storage plus off road parking.

Agents Note

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

EPC Rating: 'E'





TOTAL: 126.8 m² (1,364 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	51 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.

S712 Ravensworth 0191 917 9331