

**SAMPLE
MILLS**



**The Churchills
Highweek
Newton Abbot
Devon**

£375,000

FREEHOLD





The Churchills, Highweek, Newton Abbot, Devon

£375,000 freehold

A well-presented spacious 3 bedroom link 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.

The internal accommodation comprises entrance hallway, leading to a downstairs cloakroom and a double bedroom on the ground floor. Upstairs, there are 2 further double bedrooms (one of which has built-in wardrobes), a family bathroom, large lounge with access to a secluded patio, a modern kitchen with built-in appliances to include 4 ring Induction hob with extractor hood above, integrated dishwasher, built-in Neff oven and integrated fridge/freezer. The kitchen opens through to a dining area with access to the South facing garden.

Further benefits include gas central heating, uPVC double glazing, integral garage with off road parking for two vehicles plus under house storage, ease of maintenance gardens front and rear plus views over the surrounding area.

Viewing is highly recommended.



uPVC part double glazed door opening through to:

Entrance Hall

Tall radiator. Understairs storage cupboard. Staircase rising to first floor. Door through to:

Cloakroom

Low flush suite. Wall mounted wash-hand basin. Extractor fan. Single panelled radiator. Partly tiled walls.

Downstairs Bedroom 3 – 3.86m x 2.87m (12'8" x 9'5")

Double panelled radiator. Spotlight points. uPVC double glazed window to front.

First Floor Landing

Inset spotlights. Digital central heating thermostat. Hatch to insulated and part boarded loft space. Internet point. Door opening through to:

Lounge – 5.28m x 4.72m (17'4" x 15'6")

TV point. Two radiators. Ornamental recess. Coving to ceiling. Inset spotlights. uPVC double glazed sliding patio doors providing access onto the secluded patio with views over the rear garden. Door opening through to:

Modern Kitchen – 3.16m x 2.57m (10'4" x 8'5")

1½ bowl single drainer sink unit with mixer taps. Fitted wall and base units. Worktop surface areas incorporating splash backs. Built-in 4 ring Induction hob with extractor hood above. Integrated dishwasher. Built-in Neff oven. Integrated fridge/freezer. Breakfast bar. Single panelled radiator. Inset spotlights. uPVC double glazed window. Wine rack. Opening through to:

Dining Area – 2.96m x 2.24m (9'9" x 7'4")

Double panelled radiator. uPVC double glazed window overlooking the rear garden. Part uPVC double glazed door to outside.

Bedroom 1 – 4.47m x 3.84m (14'8" x 12'7")

Double panelled radiator. uPVC double glazed window to front overlooking Highweek Church.

Bedroom 2 – 3.23m x 2.87m (10'7" x 9'5")

Range of built-in wardrobes. Double panelled radiator. uPVC double glazed window overlooking the front and enjoying similar views to bedroom 1.

Bathroom and w/c

Panelled bath and fitted shower. Pedestal wash-hand basin. Low level w/c. Tall radiator. Fully tiled walls. Inset spotlights. Built-in shelved linen cupboard housing the gas boiler for hot water and central heating system.

Integral Garage – 5.64m x 2.67m (18'6" x 8'9")

Metal up and over door. Power and lighting. Plumbing for washing machine. Storage unit. Door to under house storage with lighting operated via garage socket.

Outside

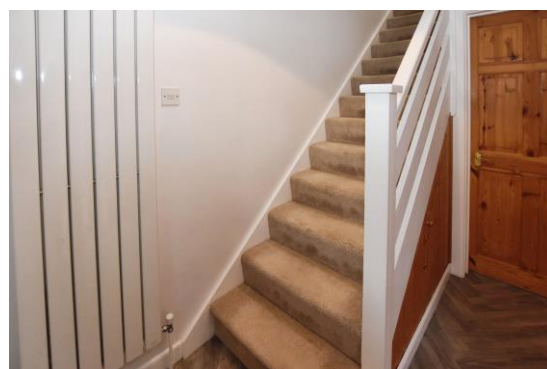
To the front of the property, there are two areas laid to gravel for ease of maintenance with trees and a pathway providing access to the front door.

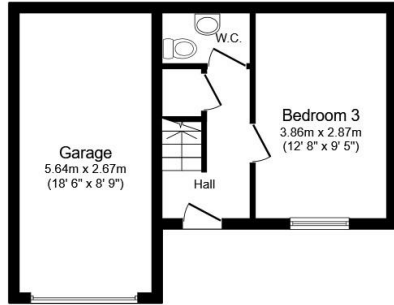
To the rear of the property, there is an area which has been predominantly laid to patio with side steps up to a garden predominately laid to lawn, stocked with a host of mature trees, shrubs, plants and bushes, extremely well laid out. At the head of the garden there is a 9ft x 6ft garden shed/work space and a further smaller shed. Also, from the head of the garden views over the surrounding area are obtained. In addition, there is outside lighting, outside power points, outside tap, and side access to rear garden via gateway. There is also an integral garage, under house storage plus off road parking for two vehicles and street parking.

Agent's Note

Council Tax Band: 'D'

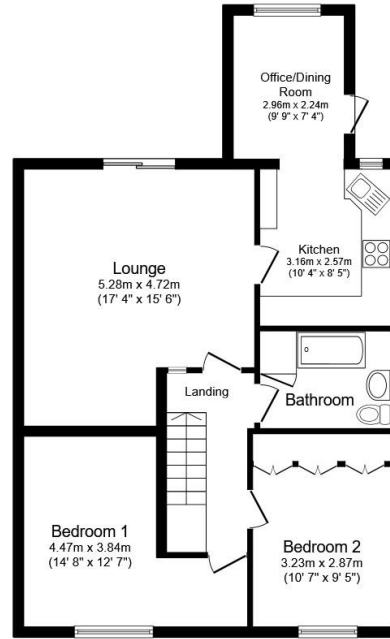
EPC Rating: 'C'





Ground Floor

Floor area 34.7 m² (373 sq.ft.)



First Floor

Floor area 75.2 m² (809 sq.ft.)

TOTAL: 109.9 m² (1,183 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	69 C	
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.