

**SAMPLE
MILLS**



**Randolph Court
The Churchills
Highweek
Newton Abbot
Devon**

£365,000
FREEHOLD





Randolph Court, The Churchills, Highweek,
Newton Abbot, Devon

£365,000 freehold

Occupying this cul de sac is this detached family home which comprises an entrance hall, lounge into the dining room, fitted kitchen, conservatory and downstairs cloakroom. On the first floor are 3 bedrooms and a 4 piece bathroom suite. The other features include gas central heating, uPVC double glazing, gardens front and rear, and a garage plus ample parking.

Situated in the popular area of The Churchills close to schools, shops, bus services and gaining easy access into Newton Abbot town centre with its further range of facilities and amenities.



uPVC part double glazed door opening through to:

Entrance Hall

Radiator. Understairs storage cupboard. Staircase rising to first floor. Telephone point. Door to:

Cloakroom

Low flush suite. Pedestal wash-hand basin with tiled splash back. Radiator. Obscure uPVC double glazed window. Security alarm system.

Lounge – 4.42m x 3.66m (14'6" x 12'0")

Coal effect living flame fitted gas fire set within stone fireplace on tiled hearth with mantle over. Radiator. uPVC double glazed window to front. TV point. Glazed double doors opening through to:

Dining Room – 2.92m x 2.82m (9'7" x 9'3")

Laminate flooring. Radiator. Central heating thermostat. Door to kitchen. uPVC sliding patio door to:

Conservatory – 3.20m x 2.64m (10'6" x 8'8")

uPVC double glazed. Tiled floor. Double doors to the rear garden.

Kitchen – 3.12m x 2.82m *10'3" x 9'3"

Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units, one of which housing gas combination boiler. Worktop surface areas. Built-in 4 ring gas hob with extractor hood above and electric oven beneath. Plumbing for washing machine. Recess for fridge. Double panelled radiator. uPVC double glazed window overlooking the rear garden. Partly tiled walls.

First Floor Landing

Hatch to the roof space which is fully boarded, has a loft ladder and light. uPVC double glazed window to side. Built-in shelved storage cupboard. Additional storage cupboard.

Bedroom 1 – 3.78m x 3.23m (12'5" x 10'7")

Single panelled radiator. Range of built-in wardrobes. uPVC double glazed window to the front.

Bedroom 2 – 3.23m x 3.18m (10'7" x 10'5")

Radiator. uPVC double glazed window overlooking the rear. Built-in wardrobes.

Bedroom 3 – 2.59m x 2.54m (8'6" x 8'4")

Radiator. uPVC double glazed window to front. Fitted wardrobe.

Bathroom and w/c – 2.59m x 1.96m (8'6" x 6'5")

Panelled bath. Tiled shower cubicle with fitted shower. Inset wash-hand basin with cupboard space below. Low level w/c. Fully tiled walls. Inset spotlights. Strip light/shaver point. Obscure uPVC double glazed window. Heated towel rail.

Outside

To the front of the property, there is a garden arranged over 2 levels predominately laid to lawn with various bushes. In addition, there is a side gate providing access to the rear where there is a paved area onto a garden laid to lawn. There is a small area laid to patio. There is also a further tiered garden with a waterfall effect stocked with bushes, flowers and plants. There is also a waterfall feature. There is outside water, outside electric and outside light. There is a courtesy door through to the garage which has a metal roller door, power and light plus off road parking.

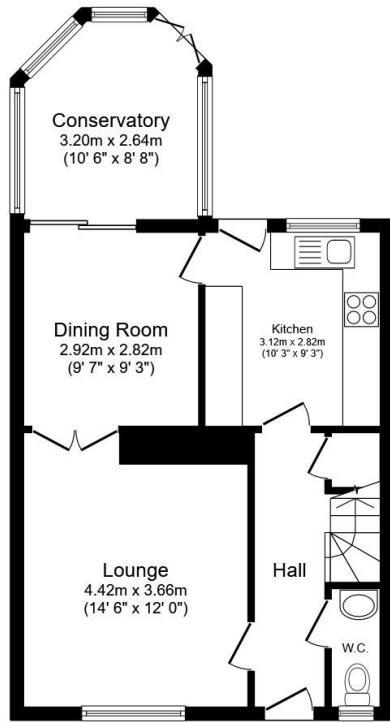
Agent's Note

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

EPC Rating: 'D'

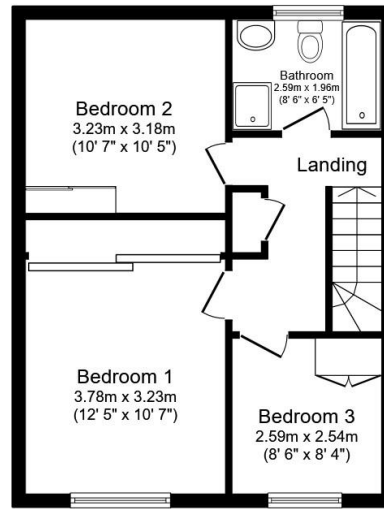
Flood Risk: 'Very Low'





Ground Floor

Floor area 52.6 m² (566 sq.ft.)



First Floor

Floor area 43.9 m² (472 sq.ft.)

TOTAL: 96.5 m² (1,039 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		
69-80	C		80 C
55-68	D	66 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.