

**SAMPLE
MILLS**



**8 Randolph Court
The Churchills
Highweek
Newton Abbot
Devon
TQ12 1QY**

£1,650

PCM





8 Randolph Court, The Churchills,
Highweek, Newton Abbot, Devon TQ12 1QY

£1,650 pcm

A spacious link detached elegant 3 bedroom family house situated in the popular part of Highweek in The Churchills, providing easy access for all local amenities to include A380, A38, M5 motorway, the main rail line to London Paddington, and all other facilities.

The accommodation internally has been upgraded and modernised to a high specification and benefits from open living accommodation in the lounge, kitchen and dining area, feature log burner with hearth, engineered Oak flooring fitted throughout the ground floor and a quality fitted high spec kitchen with access onto the rear garden. The property also has 3 bedrooms on the first floor, decent sized rooms throughout, with a separate family bathroom.

There is an attached garage with light, power and rear access. For those seeking a quality built property in this outstanding area, this makes an ideal family house.

The property enjoys light throughout the year and has a nice sunny aspect in the rear garden as it is south west facing.

Viewing of this property is highly recommended.



Wooden Oak door with display windows on either side to:

Entrance Porch

Engineered Oak flooring. Gas and electric meter boxes. Exposed wall. uPVC stained glass door to:

Entrance Hallway

Engineered Oak flooring. Concealed lighting. Single panelled radiator. Oak door to large understairs storage cupboard with shelving and light. Oak door to:

Downstairs Cloakroom

Low level w/c. Wash-hand basin. Part tiled walls. Obscure glazed window. Engineered Oak flooring. Single panelled radiator.

Lounge – 4.30m x 3.70m (14'1" x 12'2")

uPVC double glazed windows looking over the front. Engineered Oak flooring. Built-in log burner with slated hearth and Oak mantle over. Concealed lighting to ceiling. Walk-through to:

Kitchen/Dining Area – 6.03m x 3.20m (19'9" x 10'6")

A good range of recently fitted base units with Quartz fitted worktops surface areas. Built-in single oven and 4 ring Zanussi induction hob with extractor fan over. A range of wall mounted cupboards. Drainer with mixer chrome tap over. uPVC double glazed windows and door. Fitted double glazed French doors providing access onto the rear garden. Recessed areas with fitted shelving. Smoke detector. Engineered Oak floor. Built-in dishwasher. Neff heating system with dual controls for downstairs and upstairs. Wall mounted Worcester boiler serving hot water and central heating.

Staircase to landing

Wooden balustrade. Double glazed window to the side, open outlook over. Access to loft area. Built-in airing cupboard with Mega Flow system, digital timer control unit serving hot water and central heating. Doors off to:

Master Bedroom – 4.30m x 3.20m (13'1" x 10'6")

uPVC double glazed window. Single panelled radiator. TV point. Access to loft area via a pull down loft ladder. The loft has been boarded and ventilated.

Bedroom 2 – 3.20m x 3.10m (10'6" x 10'2")

Faces the rear. uPVC double glazed window. Single panelled radiator.

Bedroom 3 – 2.70m x 2.60m (8'10" x 8'6")

uPVC double glazed window looking over the front. Single panelled radiator.

Bathroom – 3.31m x 1.63m (10'11" x 5'4")

Comprising 3 piece suite. Panelled bath with mixer tap in the middle. Tiled walls. Obscure glazed window. Low level w/c. Chrome fitted ladder radiator. Built-in shower cubicle. Vanity wash-hand basin. Smoke detector. Fitted power shower. Recessed shelving. Spot lamps.

Garage – 5.40m x 2.60m (17'9" x 8'6")

Light and power. Access from the rear. Door to the front.

Outside

To the front, the property has off road parking for several cars, extended lawned garden and gravelled area leading to the garage.

The rear garden comprises patio area, level lawned garden with seating areas, patio areas, access into the garage, rockery displays which have been carefully landscaped with a good range of borders, shrubs and plants. Outside lighting.

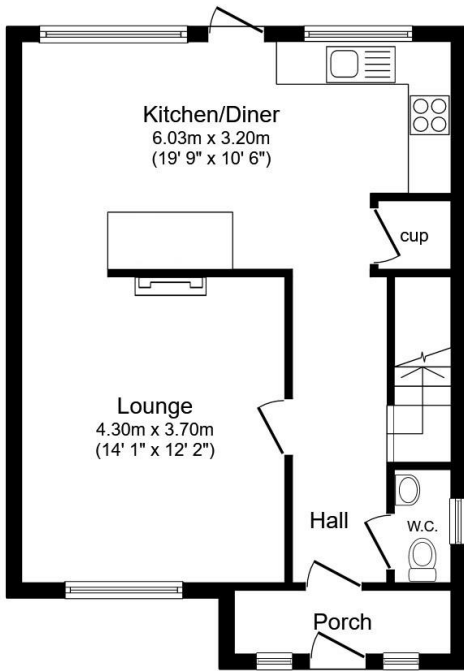
Agents Note

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

EPC Rating: 'C'

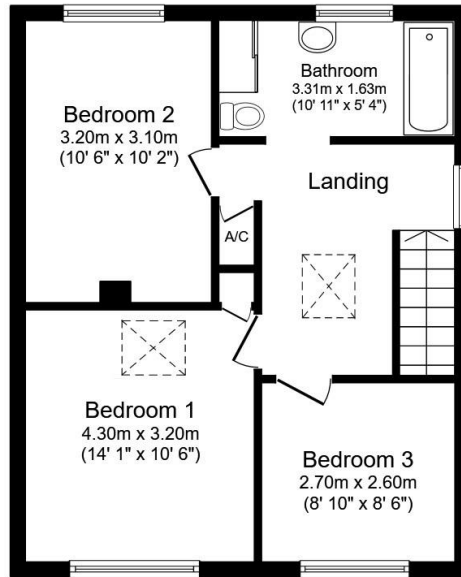
Flood Risk: Very Low





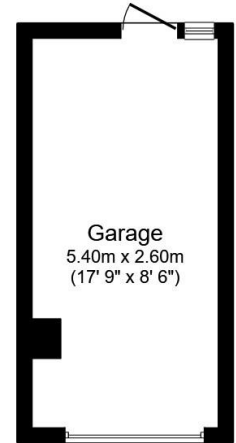
Ground Floor

Floor area 48.9 sq.m. (526 sq.ft.)



First Floor

Floor area 45.8 sq.m. (493 sq.ft.)



Garage

Floor area 14.3 sq.m. (154 sq.ft.)

TOTAL: 109.0 sq.m. (1,173 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		85 B
69-80	C	72 C	
55-68	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.