



**SAMPLE
MILLS**

**The Churchills
Highweek
Newton Abbot
Devon**

£325,000
FREEHOLD





The Churchills, Highweek, Newton Abbot, Devon

£325,000 freehold

A spacious 3 bedroom detached property situated in a cul-de-sac position in the popular area of The Churchills in Highweek, being sold with NO ONWARD CHAIN.

The property is ideally located for those who are looking for a property close to town, as well as primary and secondary schools, leisure centre and road links via the A380/A38/M5 motorway and other local facilities to include the main rail line station to London Paddington.

The accommodation comprises entrance hall with a bedroom and cloakroom on the ground floor, ideal for guests or teenagers etc. There is also an integral garage with a large storage area behind on this level.

Upstairs, there is a modern kitchen, lounge with patio doors opening onto the rear garden, along with 2 further bedrooms plus a family bathroom with shower.

The property has open plan gardens to the front, an integral garage plus good off road parking.

To the rear of the property is a sunny and secluded garden where you can enjoy the Summer evenings, which can be accessed from the lounge and the side of the property.

Further features 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.

Cloakroom

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

Bedroom 3 – 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 First Floor 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.

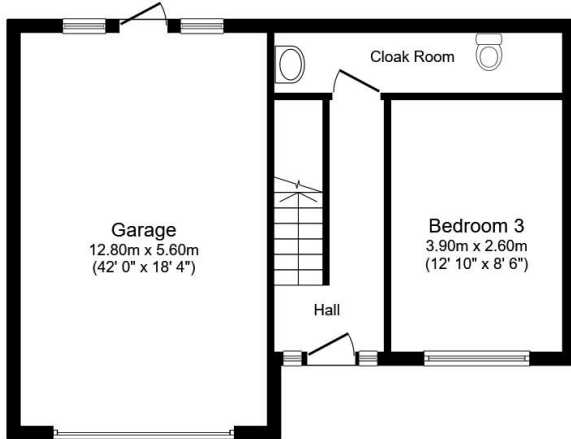
The garden is set on 2 tiers and has some fantastic views from the top tier and the patio area. There is a greenhouse, a good range of borders, shrubs and plants and nice open outlook over the surrounding area towards Bishopsteignton.

Agents Note

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

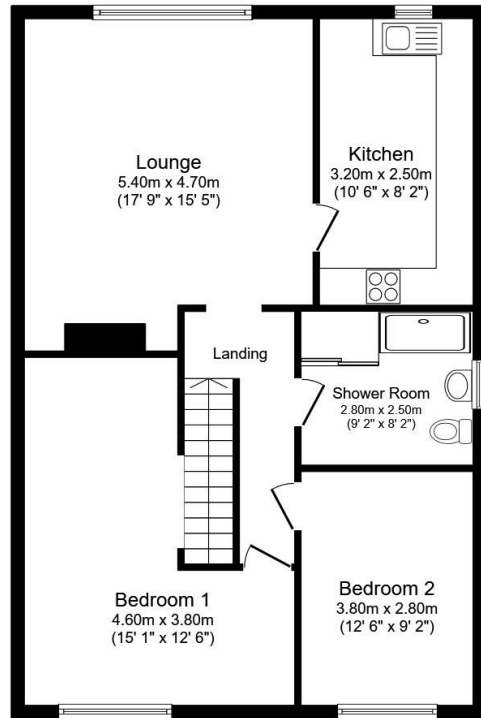
EPC Rating: 'D'





Ground Floor

Floor area 50.7 m² (546 sq.ft.)



First Floor

Floor area 81.4 m² (876 sq.ft.)

TOTAL: 132.1 m² (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.