



## The Churchills, Newton Abbot

- Virtual Tour/Online Viewings Also Available
- Link Detached House
- 3 Bedrooms & 2 Reception Rooms
- Modern Fitted Kitchen
- Conservatory Extension
- Beautifully Matured Gardens
- Garage & Long Driveway
- Immaculate Interior

Guide Price:

**£365,000**

Freehold

EPC: D66

# 11 Randolph Court, The Churchills, Newton Abbot, TQ12 1QY

An immaculately-presented link-detached house in a first class and most convenient location for Newton Abbot's town centre. Sitting close to the end of Randolph Court, a particularly desirable cul-de-sac within The Churchills development, the property sits well-back from the road with long driveway providing ample parking and access to an attached garage. To the rear, the beautifully manicured garden is a real treat, privately enclosed by a mixture of old stone walls, fencing and natural green borders with a level lawn, paved terrace, mature inset planting and feature side garden with summer house.

On foot, Newton Abbot's vibrant town centre with its extensive range of shops, bars, restaurants and coffee shops is around 600m away, with the mainline railway station a little further. Closer to hand are both primary and secondary schools.

## The Accommodation

Stepping inside, the front door opens to the entrance hallway with stairs to the first floor having a cupboard under. Off the hall is a guest cloaks/WC, refurbished with modern white WC and basin over recent years. A cosy lounge overlooks the front and flows beautifully into a dining room at the rear. The kitchen is fairly square in shape and is well-fitted with a modern selection of cabinets, pan drawers and some appliances and can be accessed from either the hall or dining room. Across the rear of the house is a lovely double-glazed conservatory with patio doors to the garden and utility space at one end for appliances.

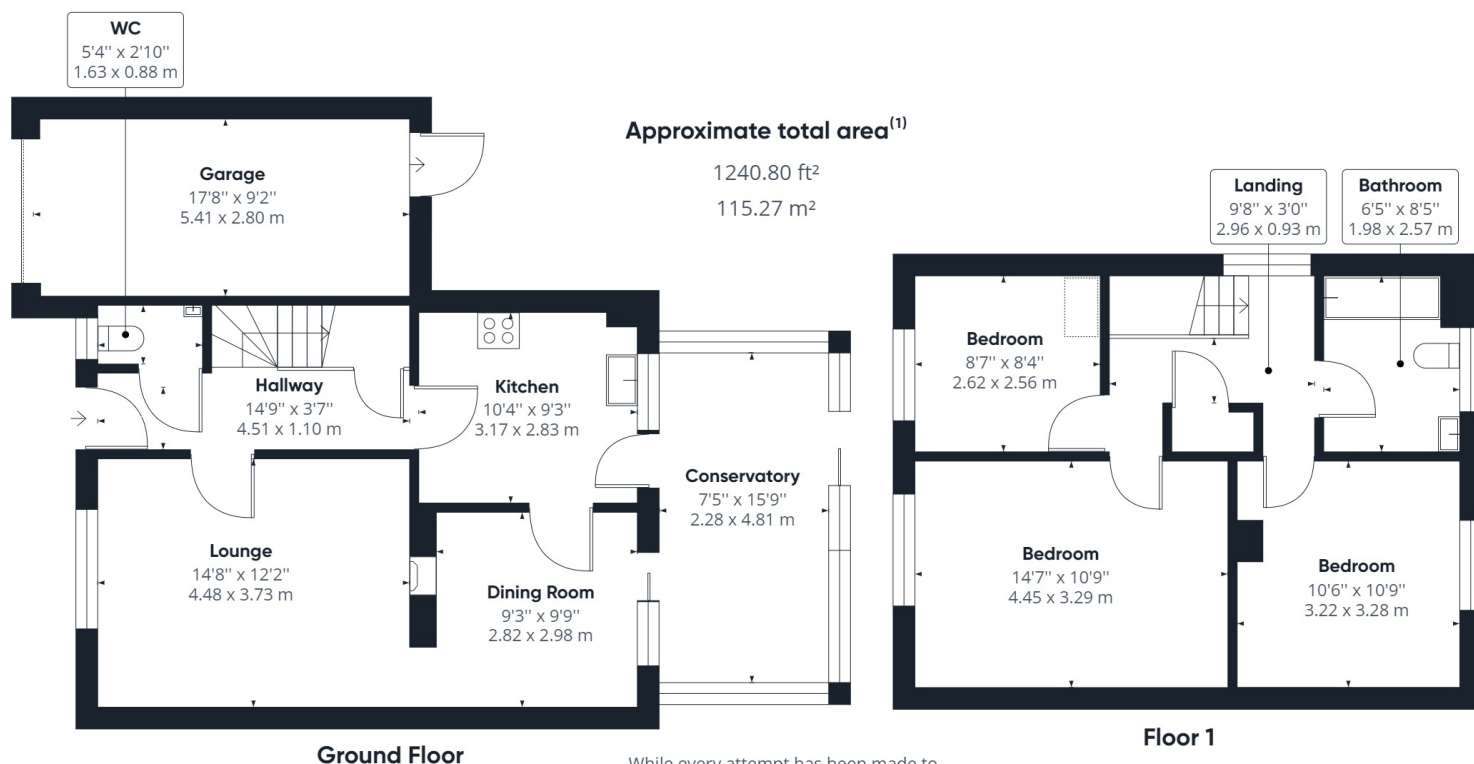
On the first floor, the landing with side window providing natural light has a generous airing cupboard off. There are 3 well-proportioned bedrooms, the principal with an extensive range of bedroom furniture, all served by a smart modern bathroom with white suite.

## Outside

Beautifully maintained, predominantly level plot with long lawns to the front. Gated side access leading past the side garden with summer house onto the rear garden with level lawn, extensive planting and paved terrace. Privately enclosed with natural stone wall.

## Parking

Long driveway for multiple vehicles. Attached garage with power, high-level storage and rear door into the garden.



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## FLOOR PLANS

For Illustrative Purposes Only

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm$  0.1m





## Agents Notes

### Tenure

Freehold

### Services

Mains water. Mains drainage. Mains gas. Mains electricity.

### Local Authority

Teignbridge District Council

### Council Tax

Currently Band D

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

## Directions

From Newton Abbot take the A383 Ashburton Road. Turn right by Coombeshead Academy into Coombeshead Road. Follow the road off to the right as it becomes Pitt Hill Road. Take the first right into The Churchills and follow the road down to the fork and take the left into Randolph Court. The property is right at the end of the cul-de-sac.

## ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		