



The Churchills, Newton Abbot

3x  2x 

ENERGY
RATING
D65

- Video Walk-through Available
- Smart Detached House
- 3 Bedrooms
- Spacious Lounge/Diner
- Modern Kitchen

- 2 Bath/Shower Rooms
- Enclosed Rear Garden
- Garage and Driveway
- Sought-After Churchills Location

Guide Price:
OIEO £350,000
FREEHOLD

35 The Churchills, Newton Abbot, TQ12 1QN



1000s of homes sold in Teignbridge

78 Queen Street, Newton
Abbot, Devon, TQ12 2ER

35 The Churchills, Newton Abbot, TQ12 1QN

With an individual design perfect for its site and a sleek modern interior this detached home has much to offer. Situated in the highly-regarded area of The Churchills the property occupies a tucked away position in a small cul-de-sac on a corner plot with the widest boundary at the rear. The gardens are particularly secluded and wrap around both sides, with a wide paved terrace and decked area ideal for summer dining with neatly-tended lawns beyond. At the front is a private driveway providing parking and access to an integral garage with storage area off.

The Churchills development is particularly sought-after and desirable and offers easy access to Newton Abbot's well-served town centre with the clock tower less than a mile away. Also within easy reach are both primary and secondary schools, and Dyrnons leisure centre. For the commuter, the A38 Devon Expressway is around 4 miles' drive away.

The Accommodation:

Stepping inside, the accommodation is immaculate and well-planned. Excluding bedroom three and a fully tiled shower room with basin and WC at entry level, the accommodation is all on the first floor and offers bungalow-style living with direct level access to the lovely rear garden. An open plan lounge/diner enjoys an open aspect to the front, has a selection of modern storage cabinets and display shelves and features a smart modern wood burner. With a door and window to the rear garden the kitchen is fitted with a range of modern cabinets and includes an eye level double oven and inset hob. There are two further bedrooms at this level, and a stylish, contemporary family bathroom.

Parking:

Integral garage and driveway.

Gardens:

Lovely secluded gardens at the rear and stretching to both side of the property.

Directions:

From Newton Abbot take the A383 Ashburton Road. Turn right by Coombeshead Academy into Coobeshead Road. Follow the road off to the right as it becomes Pitt Hill Road. Take first right into The Churchills and follow the road down the hill where the property vcan be found in a cul de sac on the left.



35 The Churchills, Newton Abbot, TQ12 1QN



Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.