



The Churchills, Newton Abbot

3x  1x 

ENERGY
RATING
D61

- Video Walk-through Available
- No Upward Chain
- Spacious Link-Detached House
- 3 Bedrooms
- 2 Reception Rooms

- Garage and Driveway
- Good-Sized Plot
- In Need of Modernisation
- Popular Location
- South-Facing Garden

Guide Price:
£350,000
FREEHOLD

62 The Churchills, Newton Abbot, TQ12 1QN



1000s of homes sold in Teignbridge

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

62 The Churchills, Newton Abbot, TQ12 1QN

A three-bedroom link detached family home offering spacious accommodation and being situated within a highly desirable residential location in the sought-after Highweek area of Newton Abbot. The property boasts a generous sized tiered garden enjoying views towards Highweek Church. The property also benefits from gas central heating, a single garage and driveway parking.

The property is situated on 'The Churchills' development which is a coveted location within Highweek and popular because of its convenient position, close to local primary and secondary schools. Highweek also offers a village hall, church, pub and convenience store and is within walking distance of the town centre, hospital and leisure centre. For commuters it is within a 10-minute drive of the A38 Devon Expressway to Plymouth and Exeter. Newton Abbot also has a mainline railway station, various parks, sporting facilities and supermarkets.

The Accommodation:

An open canopy porch and part obscure glazed entrance door leads to the entrance hallway with stairs to first floor and cupboard under. The cloakroom/WC has a low-level WC, obscure glazed window and separate wash basin. The dining room has a secondary double-glazed window to front and door to the kitchen (which could be opened to create a spacious kitchen/diner) with a range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, space for appliances, window to front and glazed door to outside.

Upstairs on the first floor the landing has a window to side, storage cupboard with wall mounted gas boiler and access to loft. Obscure glazed double doors lead to the lounge which has a fitted gas fire and a window and door leading onto the rear garden. Bedroom one has a window to rear and bedrooms two and three both have windows to front. The bathroom has a suite comprising panelled bath, low-level WC, pedestal wash basin and obscure glazed window.

Parking:

Outside to the front There is a driveway providing off-road parking for two cars, leading to a single garage with metal up and over door.

Gardens:

The front garden is laid to lawn with a path to front door. To the side is a gate and covered walkway giving access to the south-facing rear garden which is tiered and enjoys a very sunny aspect with a paved patio, well stocked shrub borders and steps leading to a lawned area with brick retaining wall and well stocked borders and further steps leading to a larger lawned area with timber shed. The upper tiers enjoy superb views towards Highweek Church.

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 the hill where the property can be found on the left hand side.



62 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		
69-80	C		77 C
55-68	D	61 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.