



## The Churchills, Newton Abbot

4x  2x 

ENERGY  
RATING  
C71

- Video Walk-through Available
- Spacious Detached House with Annexe
- 4 Bedrooms (1 en-suite)
- 2 Reception Rooms, Kitchen & Utility
- 2 Bedroom Annexe

- Double Garage and Driveway Parking
- Front and Private Rear Gardens
- Cul-de-sac Position
- Sought-After Location

**Guide Price:**  
**£575,000**  
FREEHOLD



# 41 Blenheim Close, Newton Abbot, TQ12 1QR



1000s of homes sold in Teignbridge

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



## 41 Blenheim Close, Newton Abbot, TQ12 1QR

A spacious four bedroom detached family home with adjoining two-bedroom self-contained annexe located in the highly sought after Highweek area of Newton Abbot. This lovely home will appeal to a wide range of buyers and offers flexible accommodation which would suit buyers with an elderly relative or family members looking for their own space yet with the peace of mind being close by. The main house boasts four bedrooms, master en-suite, dual aspect lounge, separate dining room, kitchen/breakfast room and utility area along with a cloakroom/WC and family bathroom. Gas central heating and uPVC double glazing are installed. The annexe, which benefits from its own private entrance, comprises two bedrooms, lounge, kitchen/breakfast room and a bathroom. The annexe has electric heating and uPVC double glazing. Outside the property stands in a generous plot with landscaped gardens, driveway and double garage. Internal viewings come highly recommended to appreciate the spacious and versatile accommodation on offer.

The property is situated on 'The Churchills' development which is a sought-after 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:

**The House:** An open canopy porch with multi obscure glazed double doors and side panel to a reception hallway with stairs to first floor and multi obscure glazed doors to the principal rooms. The lounge is dual aspect with window to front and sliding patio doors to garden, feature stone fireplace with inset gas living flame coal effect fire and understairs storage cupboard. The dining room has a window to front and opening to the kitchen/breakfast room which is fitted with a modern range of wall and base units with rolled edge work surfaces, tiled splashback, built-in double oven and hob, tiled flooring, windows to rear and storage cupboard housing wall mounted gas boiler. The kitchen opens to the utility room with matching wall and base units, rolled edge work surfaces, tiled splashback, inset single drainer sink unit, space for appliances, window to rear, door to outside, courtesy door to garage and cloakroom/WC with low-level WC, vanity wash basin and window.

Upstairs on the first floor the landing has a window to rear and access to loft. Bedroom one has a window to front, range fitted wardrobes and an ensuite shower room with shower cubicle, low-level WC, bidet, vanity wash basin, heated towel rail and window. Bedroom two has a window to front and built in wardrobe. Bedroom three has a built-in wardrobe, window to rear and overlooks the garden. Bedroom four has a window to front. The bathroom has a panelled shower bath with shower over, screen, tiling to surround, low-level WC and vanity wash basin with concealed cistern, heated towel rail and window.

**The Annexe:** A uPVC part obscure double glazed entrance

door leads into the kitchen/breakfast room with a range of wall and base units with roll edge work surfaces, tiled splashback, single drainer sink unit, space for appliances, storage cupboard, stairs to first floor with cupboard under, slimline night storage heater and window to rear. The lounge has a window to front and storage heater.

Upstairs on the first floor the landing has an airing cupboard with slatted shelving and access to loft. Bedroom one has a window to rear, built-in cupboard and electric panel heater. Bedroom two has a built-in cupboard, electric panel heater and a window to front enjoying pleasant views. The bathroom has a suite comprising panelled bath with mixer tap/shower attachment, screen, tiling to surround, low-level WC, pedestal wash basin and window.

### Parking:

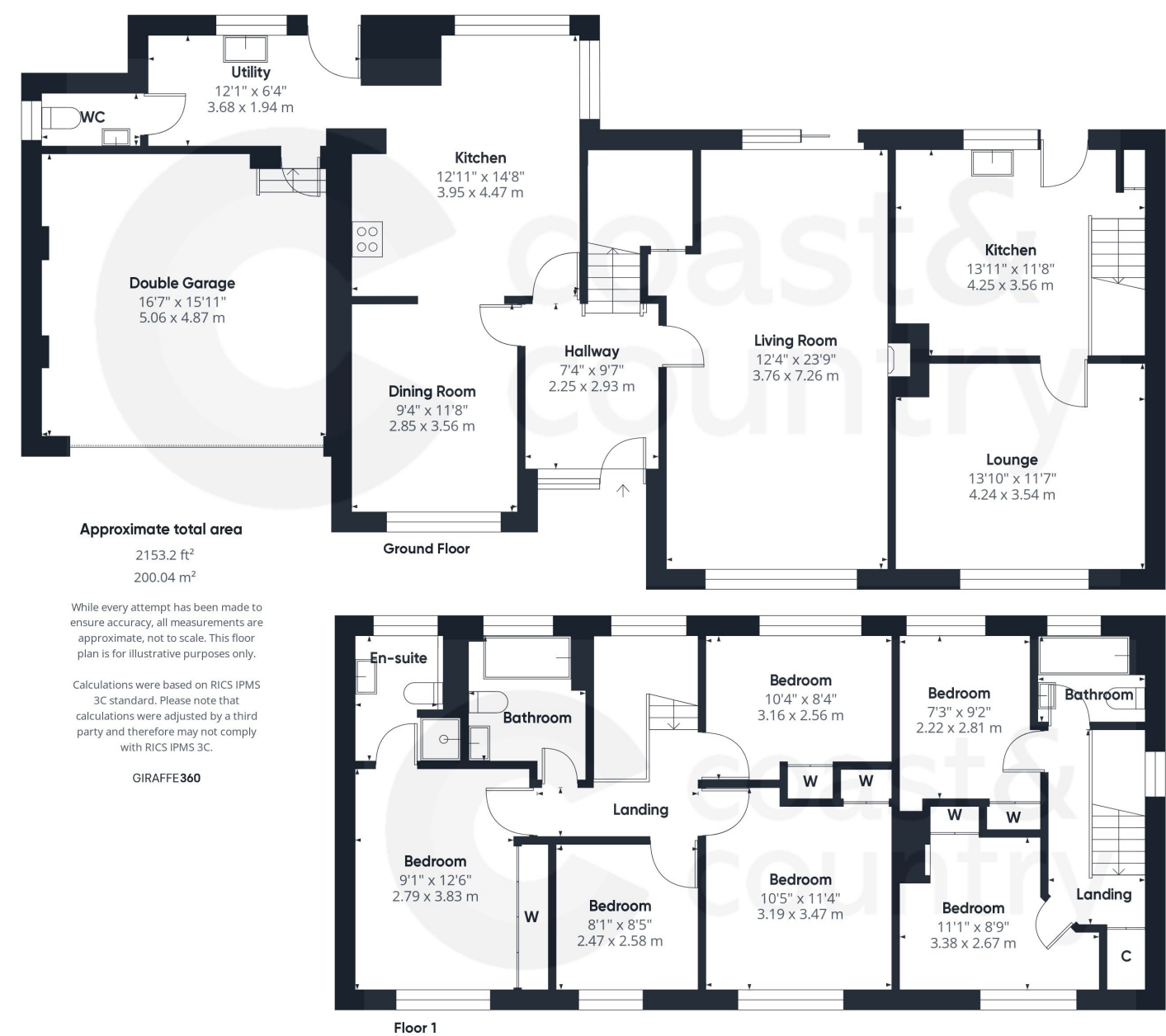
Double garage with electric up and over door, power and light and courtesy door to the utility room.

### Gardens:

Outside to the front there is a lawned garden with shrubs, double driveway to double garage. The rear garden is tiered with a paved patio area and steps leading to a further paved terrace suitable for alfresco dining with greenhouse and level lawn with shrub borders. A retaining wall and steps with well stocked shrub borders leads to a lawn on the top tier with apple trees and conifer hedging to boundaries. The annexe has a small paved patio and lawned area with well stocked shrub borders to the side.



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## Agents Notes:

Council Tax: House Currently Band E.

Annexe Currently Band A

Tenure: Freehold

Mains water. Mains drainage.

Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

## House Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Annexe Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	58 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  $\pm 0.1$ m. 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.