

**SAMPLE
MILLS**



**Hill Park Road
Highweek
Newton Abbot
Devon**

£390,000
FREEHOLD





Hill Park Road, Highweek, Newton Abbot, Devon

£390,000 freehold

A well-presented 3/4 bedroom Detached Dormer Bungalow situated in this sought after cul-de-sac within the popular residential area of Highweek, close to the Church and Highweek Village with its pub and further facilities. The property also offers easy road access to Plymouth, Exeter and Newton Abbot, with a regular bus service into the town centre with its further range of recreational facilities and amenities, including the main rail line to London Paddington.

The internal accommodation comprises entrance porch leading to entrance hallway, lounge with doors out to the terrace/balcony with countryside views, reception room/bedroom, modern kitchen, downstairs bedroom with en-suite cloakroom and a 4 piece bathroom suite with spa bath. Upstairs, there are 2 further bedrooms both with countryside views.

The property also benefits from uPVC double glazing, gas central heating, integral garage, driveway parking plus gardens front and rear with timber store and summerhouse.

Viewing is highly recommended.



uPVC double glazed door opening through to:

Entrance Porch

uPVC double glazed window. Double glazed stable style door opening through to:

Entrance Hall

Built-in shelved airing cupboard housing tank. An additional built-in shelved cloaks downstairs storage cupboard. Cabinet housing the radiator. Digital central heating thermostat. Designbelag luxury Oak effect vinyl flooring. Door through to:

Reception Room/Bedroom – 3.90m x 3.90m (12'10" x 12'10")

Wall mounted log effect living flame gas fire. Double panelled radiator. uPVC double glazed windows to two aspects overlooking the side and front and from the front, far reaching views over the surrounding area and countryside beyond. TV point. Coving to ceiling.

Lounge/Dining Room – 6.30m x 3.30m (20'8" x 10'10")

Wood burner on hearth. Double panelled radiator. uPVC double glazed window to front. TV point. uPVC double glazed door leading onto the balcony/terrace. From the lounge and the terrace, similar views to the reception room are obtained. Designbelag luxury Oak effect vinyl flooring.

Kitchen – 3.30m x 3.30m (10'11" x 10'10")

Inset sink unit. Fitted matching wall and base units with concealed lighting. Worktop surface areas. Electric cooker point with extractor hood above. Integrated fridge and freezer. Integrated dishwasher. Partly tiled walls. Double panelled radiator. Inset spotlights. uPVC double glazed window overlooking the rear. uPVC half double glazed door to the rear garden. Designbelag luxury Oak effect vinyl flooring.

Bedroom 1 – 3.30m x 2.60m (10'11" x 8'6")

Single panelled radiator. Built-in wardrobes. uPVC double glazed windows to side and rear overlooking the rear garden. Folding doors into:

Cloakroom

Low flush suite. Wall mounted wash-hand basin. Obscure uPVC double glazed window.

Bathroom

Comprising 4 piece suite. Spa bath. Tiled shower cubicle with fitted shower. Pedestal wash-hand basin. Low level w/c. Fully tiled walls. Extractor fan. Heated towel rail. Obscure uPVC double glazed window.

First Floor Landing

Bedroom 2 – 3.80m x 3.40m (12'4" x 11'2")

Single panelled radiator. Built-in wardrobes. uPVC double glazed window overlooking the front and enjoying far reaching views over Newton Abbot and countryside beyond. Eaves storage.

Bedroom 3 – 3.40m x 2.50m (11'2" x 8'2")

Single panelled radiator. Eaves storage. uPVC double glazed window to front enjoying similar views to bedroom 2.

Outside

To the front of the property, is an area predominately laid to patio with borders having various flowers, shrubs and plants, extremely well laid out. There is also a raised balcony/terrace which leads from the lounge which is arranged over the garage.

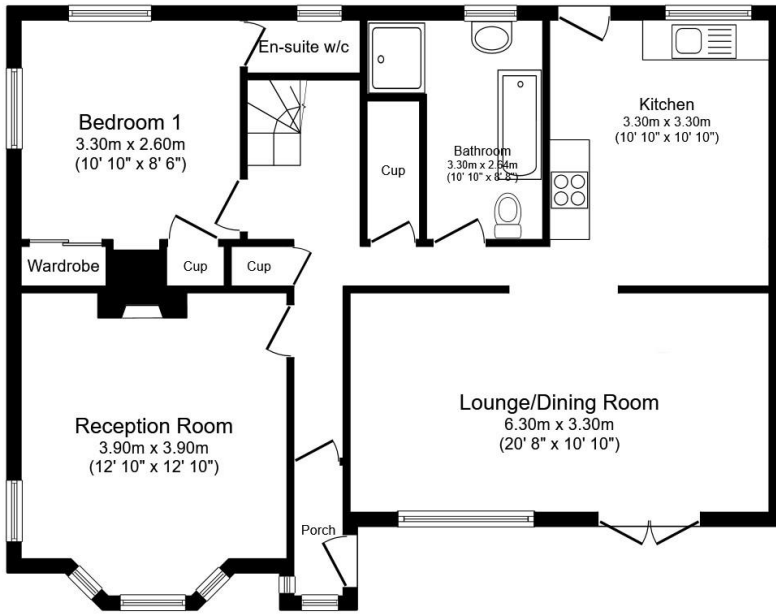
To the rear of the property, there is an area predominately laid to patio. Outside tap. There is also an outside utility room (10'8" x 9'0") which has fitted matching wall and base units with a sink unit, plumbing for washing machine and space for further appliance with power and light. A gate that steps up to an area which has been laid to gravel where there is a seating area and further steps up to a level garden predominately laid to lawn, again with hedges, bushes and plants. There is an outside timber store and in addition, there is a summerhouse (12'0" x 10'0"). There is an area laid to decking providing a pleasant seating area. In addition, there is an integral garage plus driveway parking.

Agents Note

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

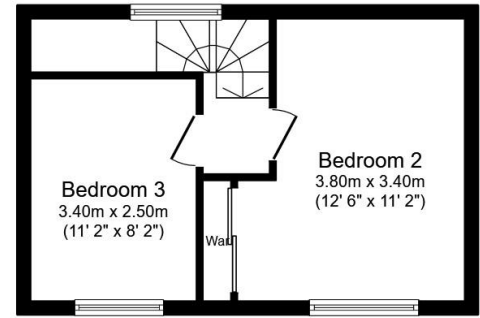
EPC Rating: 'D'





Ground Floor

Floor area 88.0 m² (947 sq.ft.)



First Floor

Floor area 27.6 m² (298 sq.ft.)

TOTAL: 115.7 m² (1,245 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		79 C
55-68	D	63 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.