

**SAMPLE
MILLS**



**Orchard Grove
Highweek
Newton Abbot
Devon**

£425,000

FREEHOLD





**Orchard Grove, Highweek, Newton
Abbot, Devon**

£425,000 freehold

This 4 bedroom detached family home is situated within this popular development on the edge of Newton Abbot providing easy access for the A38, A380, M5 motorway and link road to Torbay, as well as local amenities in the town to include shops, primary and secondary schools, pubs and restaurants, Doctors surgery, leisure centre, gyms, library, cinema and mainline rail links to London Paddington, which run daily.

The internal accommodation comprises entrance hall, downstairs cloakroom, lounge, kitchen/dining room with built-in gas hob, extractor hood and electric oven, utility, 4 bedrooms (all with built-in wardrobes and the master with en-suite shower room) plus there is a separate bathroom.

Further benefits include uPVC double glazing, gas central heating, double garage, off road parking, gardens front and rear.

Viewing is recommended.



Part double glazed door opening through to:

Entrance Hall

Radiator. Telephone point. Staircase rising to first floor. Understairs storage cupboard. Vinyl floor covering. Door to:

Downstairs Cloakroom

Low flush suite. Pedestal wash-hand basin with tiled splash back. Radiator. Extractor fan. Fuse board.

Lounge – 6.15m x 3.40m (20'2" x 11'2")

Two radiators. TV point. uPVC double glazed window to front. Vinyl floor covering.

Kitchen/Dining Room – 6.15m x 3.45m (20'2" x 11'4")

Inset 1½ bowl stainless steel single drainer sink unit. A range of fitted matching wall and base units. Worktop surface areas. Built-in 4 ring gas hob with extractor hood above and electric oven beneath. Space for fridge/freezer. Partly tiled walls. Two radiators. Vinyl floor covering. uPVC double glazed windows overlooking the front and rear. Door into:

Utility Room

Inset stainless steel single drainer sink unit. Wall and base unit. Plumbing for washing machine. Space for further appliance. Wall hung gas boiler for hot water and central heating system with digital timer control box. Radiator. Vinyl floor covering. Extractor fan. Part double glazed door to the rear garden.

First Floor Landing

Radiator. uPVC double glazed window to the front. Built-in shelved airing cupboard housing the tank with electric immersion.

Bedroom 1 – 3.56m x 3.15m (11'5" x 10'3")

Radiator. TV point. Built-in wardrobe. Central heating thermostat. uPVC double glazed window overlooking the rear. Door to:

En-Suite Shower Room

Tiled shower cubicle with fitted shower. Inset wash-hand basin with cupboard space below and tiled splash back. Low level w/c. Radiator. Shaver point. Extractor fan. Obscure uPVC double glazed window.

Bedroom 2 – 3.51m x 2.59m (11'6" x 8'5")

Built-in wardrobe. Radiator. uPVC double glazed window to front.

Bedroom 3 – 2.49m x 2.39m (8'2" x 7'9")

Built-in wardrobe. Radiator. uPVC double glazed window to front.

Bedroom 4 – 2.95m x 2.44m (9'6" x 7'11")

Radiator. Built-in wardrobe. uPVC double glazed window overlooking the rear.

Bathroom

Panelled bath with fitted shower. Pedestal wash-hand basin. Low level w/c. Fully tiled walls. Shaver point. Radiator. Obscure uPVC double glazed window. Extractor fan.

Double Garage – 5.54m x 5.49m (18'2" x 18'1")

Two metal up and over doors. Power and light. Overhead storage.

Outside

To the front of the property, there is an enclosed garden laid to gravel with various bushes and a pathway approach.

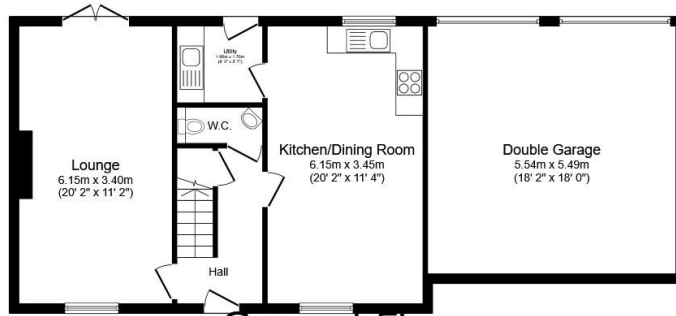
To the rear of the property, there is an area which has been laid to patio onto a garden laid to lawn with borders having various plants, bushes and shrubs. There is a garden shed. There is a side gate providing access to a double garage plus off road parking.

Agents Note

Council Tax Band: 'E' £3016.61 for 2024/25

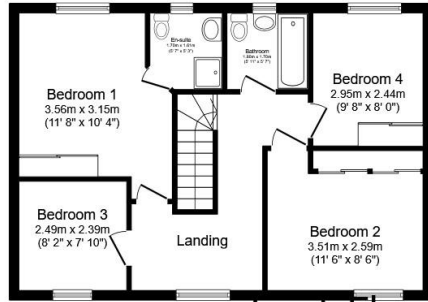
EPC Rating: 'C'





Ground Floor

Floor area 85.8 sq.m. (923 sq.ft.)



First Floor

Floor area 55.0 sq.m. (592 sq.ft.)

TOTAL: 140.8 sq.m. (1,516 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		84 B
69-80	C	74 C	
55-68	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.