



**SAMPLE  
MILLS**

**The Churchills  
Highweek  
Newton Abbot  
Devon**

**£350,000**  
FREEHOLD





## The Churchills, Highweek, Newton Abbot, Devon

**£350,000 freehold**

A detached 3 bedroom property situated in the popular area of The Churchills in a cul-de-sac in the prime location of Highweek, Newton Abbot, providing easy access for all local amenities. The property is tucked away in a nice quiet part of Highweek, providing easy access to all local facilities to include the A380, A38, M5, local stores and amenities and easy access for the main rail line to London Paddington, which runs on a daily basis.

Internally, the accommodation comprises entrance hallway with downstairs cloakroom, downstairs bedroom and staircase leading to the landing. Off the landing there is a large lounge and recently refitted kitchen, a recently refitted 3 piece bathroom with high spec equipment and 2 further bedrooms. One is currently being used as a dining area.

Further benefits include an integral garage, off road parking for several cars and an under house storage area.

Viewing of the property is highly recommended for those seeking a spacious 3 bedroom detached property situated in the popular part of the Highweek area.



### Storm Porch

Security light. uPVC double glazed door with obscure display windows to:

### Entrance Hall

Double panelled radiator. Under stairs storage cupboard.

### Downstairs Cloakroom

Low level w/c. Wash-hand basin. Double panelled radiator. Extractor fan.

### Downstairs Bedroom – 3.90m x 2.60m (12'10" x 8'6")

uPVC double glazed window to the front. Double panelled radiator. TV point. Telephone point. Coving to ceiling.

### Staircase to landing

Wooden balustrade. Coving to the ceiling. Smoke detector. Access to loft area. Thermostat control for central heating. Display window. Doors off to:

### Lounge – 5.40m x 4.70m (17'9" x 15'5")

Feature fireplace with stone surround, living flame fire with raised tiled hearth, recesses either side with shelving. TV point. Double panelled radiator. Single panelled radiator. uPVC double glazed sliding patio doors into the rear garden. Coving to ceiling. Carbon monoxide tester. Door through to:

### Kitchen – 3.20m x 2.50m (10'6" x 8'2")

A range of fitted base units with wooden effect worktop surface areas. Built-in 4 ring gas hob with stainless steel extractor hood. Built-in double oven. Range of wall mounted cupboards. Bevel edge tiled walls. Wooden flooring. Single panelled radiator. Stainless steel drainer. uPVC double glazed door and window. Access onto the rear garden. Single panelled radiator. Circular halogen lamps. Plumbing for washing machine and a dishwasher.

### 'L' Shaped Master Bedroom – 4.60m x 3.80m (15'1" x 12'6")

uPVC double glazed windows to the front with views over the front towards the hills and over the surrounding area. Fitted shelving. TV point. Double panelled radiator.

### Bedroom 2 – 3.80m x 2.80m (12'6" x 9'2")

Currently laid out as the dining room. uPVC double glazed window looking over the front. Double panelled radiator. Coving to ceiling. Wooden effect laminated flooring.

### Shower Room – 2.80m x 2.50m (9'2" x 8'2")

3 piece suite. Low level w/c. Wash-hand basin. Walk-in shower cubicle with fitted Mira shower and tiled walls. Concealed lighting. Obscure glazed window. Airing cupboard with tank and shelving. Timer control unit for central heating.

### Integral Garage – 12.80m x 5.60m (42'0" x 18'4")

Electric up and over door. Electric Smart meter. Power and light. Consumer box. Gas point. Large under house storage area which is boarded and has a light.

### Outside

To the front, the property has off road parking for several cars and open planned lawned garden and storm porch.

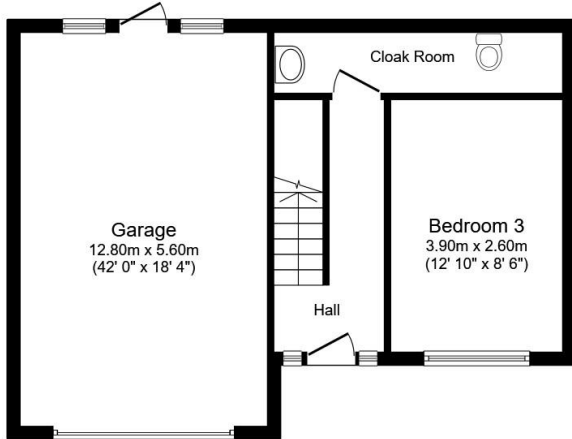
To the rear of the property, there is a 2 tiered garden with a good range of borders, shrubs and plants, artificial grass, patio area and side greenhouse. On the top level the property has a further patio area and greenhouse that enjoys an excellent outlook and views towards Bishopsteignton, Shaldon and Teignmouth.

### Agents Note

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

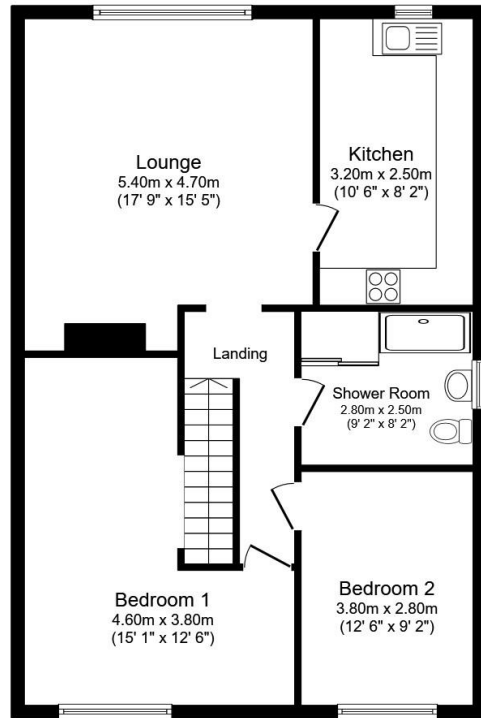
EPC Rating: 'D'





### Ground Floor

Floor area 50.7 m<sup>2</sup> (546 sq.ft.)



### First Floor

Floor area 81.4 m<sup>2</sup> (876 sq.ft.)

**TOTAL: 132.1 m<sup>2</sup> (1,422 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



3 Bank Street  
Newton Abbot  
TQ12 2JL

**Tel: 01626 367018**  
sales@samplemills.co.uk

[www.samplemills.co.uk](http://www.samplemills.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	60   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.