

**SAMPLE
MILLS**



**Clover Way
Highweek
Newton Abbot
Devon**

£240,000

FREEHOLD





Clover Way, Highweek, Newton Abbot, Devon

£240,000 freehold

61 Clover Way is a well-presented End of Terrace property located in a popular residential area of Newton Abbot. The property enjoys a quiet setting within Highweek, benefitting from a private rear garden and is situated close to all local amenities schools and transport links.

The accommodation provides entrance hallway, downstairs cloakroom, utility cupboard, lounge, kitchen, 2 bedrooms and a bathroom.

The property benefits from 2 allocated spaces to the front, rear garden with patio area and lawned garden.

The internal space is 62 sq m offering ample space for those seeking either a first time buyers house or for those wishing to downsize.

Viewing of the property is highly recommended.



Storm Porch

Outside light. Composite door to:

Entrance Hallway

Single panelled radiator. Cloaks cupboard with Smart meter and consumer box. Single panelled radiator.



Utility Cupboard

Plumbing for washing machine.

Downstairs Cloakroom

Low level w/c. Wash-hand basin. Tiled floor. Dado rail. Extractor fan.

Arch through to:

Kitchen - 2.70m x 1.90m (8'10" x 6'3")

A range of fitted base units. Worktop surface areas. Stainless steel drainer 1½. Cross beaded double glazed windows to the front. Stainless steel splashback with 4 ring hob and canopy over. Range of wall mounted cupboards. Built-in fridge and freezer. Built-in stainless steel Smeg oven with microwave over, cupboards over and above. Larder with shelving. Built-in dishwasher.

Lounge/Dining Room - 4.00m x 3.90m (13'1" x 12'10")

uPVC double glazed French doors onto the rear garden. TV point. Wall mounted cupboards. Double panelled radiator.



Staircase to Landing

Wooden balustrade. Access to loft area. Smoke detector. Airing cupboard with Logic boiler serving hot water and central heating. Single panelled radiator. Door through to:

Bedroom 1 - 3.90m x 2.80m (12'10" x 9'2")

uPVC double glazed windows to the rear. Built-in double wardrobes, hanging rails and shelving over. Wooden panelling to the wall. Storage cupboards.



Bedroom 2 - 2.90m x 2.50m (9'6" x 8'2")

Cross beaded double glazed windows looking over the front with open outlook. Built-in storage cupboard with shelving.

Bathroom

Panelled bath. Low level w/c. Wash-hand basin. Tiled walls. Shower screen. Power shower. Extractor fan. Tiled floor.



Outside

To the front, the property has parking for 2 cars.

The rear garden has a patio area, lawn garden, steps up to rear patio area where there is a gate that gives access onto the service lane to the rear.

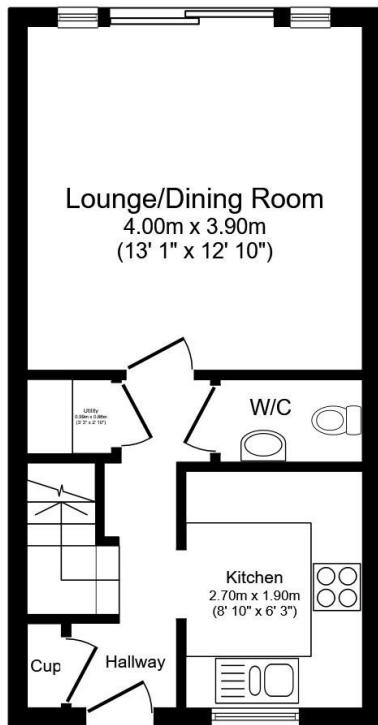
Agent's Note

Council Tax Band: 'B' £2012.19 for 2025/26

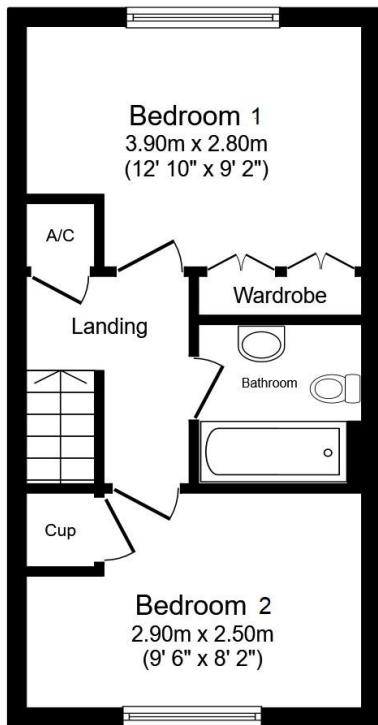
EPC Rating: 'C'

Long Term Flood Risk: Very Low





Ground Floor
Floor area 30.9 sq.m. (332 sq.ft.)



First Floor
Floor area 30.9 sq.m. (332 sq.ft.)

Total floor area: 61.8 sq.m. (665 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

**SAMPLE
MILLS**

3 Bank Street
Newton Abbot
TQ12 2JL

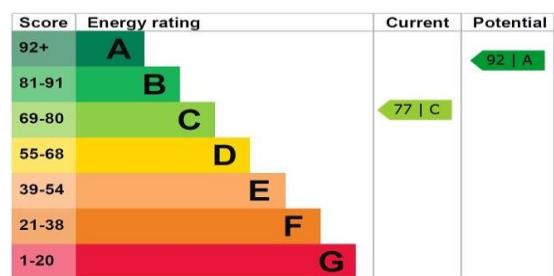
Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

rightmove

Zoopla.co.uk

PrimeLocation.com



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.

S712 Ravensworth 0191 917 9331