

**SAMPLE
MILLS**



**Foxglove Close
Newton Abbot
Devon**

£290,000

FREEHOLD





**Foxglove Close, Newton Abbot,
Devon**

£290,000 freehold

A modern 3 bedroom property, Redrow built, situated in this popular location of Highweek, offering excellent commuting distance for A38, A380, M5 motorway, town centre and main rail line station to London Paddington.

The property is presented like a 'show house' and offers spacious accommodation, ideal for those seeking a modern property in this sought after area.

The property accommodation comprises entrance hall with downstairs cloakroom, lounge, kitchen/breakfast room, 3 bedrooms, master with en-suite, and a separate family bathroom.

The property benefits from allocated parking to the front, 2 spaces, a landscaped garden to the rear with outside wooden summerhouse with solar powered light and decking area.

Viewing is highly recommended.



Composite door to:

Entrance Hallway

Downstairs Cloakroom

Low level w/c. Wash-hand basin. Consumer box. Door through to:

Lounge – 4.85m x 3.14m (15'11" x 10'4")

TV point. Double panelled radiator. uPVC cross beaded windows. Staircase to landing. Understairs storage cupboard.

Kitchen/Breakfast Room – 4.34m x 3.08m (14'3" x 10'1")

Tiled floor. Range of fitted high quality base units. Built-in double oven. Built-in fridge and freezer. 4 ring hob. Stainless steel splashback with canopy over. Plumbing for washing machine. Plumbing for dishwasher. Space for tumble dryer. Drainer 1½ with mixer tap over. Double glazed windows to the rear. Wall mounted Logic boiler serving hot water and central heating. uPVC double glazed windows to the rear. Double glazed French patio doors onto the rear garden. Double panelled radiator.

Staircase to Landing

Dog leg staircase. Access to loft area. Single panelled radiator. Airing cupboard storage. Door through to:

Master Bedroom – 4.18m x 3.19m (13'9" x 10'6")

uPVC double glazed windows to the rear. Single panelled radiator. Built-in double wardrobes, sliding doors, hanging rails and shelving.

En-Suite

Comprising 3 piece suite. Shower cubicle, tiled walls and fitted Ideal power shower. Low level w/c. Wash-hand basin. Ladder radiator. Obscure double glazed window. Tiled flooring.

Bedroom 2 – 3.20m x 2.71m (10'6" x 8'11")

Faces the front. Cross beaded double glazed window. Single panelled radiator.

Bedroom 3 – 2.71m x 2.25m (8'11" x 7'5")

Cross beaded double glazed window. Single panelled radiator.

Family Bathroom

Panelled bath, shower screen, taps and fitted Ideal shower over. Part tiled walls. Low level w/c. Wash-hand basin. Shaver and light. Tiled flooring. Chrome ladder radiator.

Outside

The property has path to the front and paved off road parking for two cars. There is a power socket to the front of the property that can be used for charging an electric car.

The rear garden comprises a patio area with wooden decked seating area and wooden gate providing access to the rear alleyway. Exposed brickwork with wrought iron railings and steps leading up to the tiered garden, which has a gravelled area, wooden decking area and has an outside summerhouse, powered by a small solar panel, workshop, veranda, fence surround, attractive rockery display with good range of borders, shrubs and plants, outside light, outside water tap and outside water butt.

Agent's Note

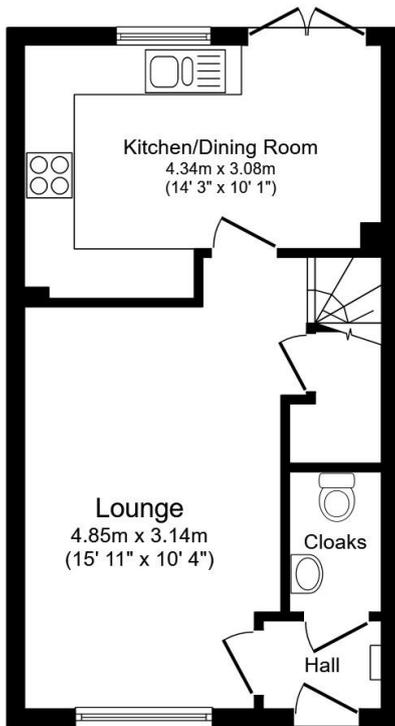
Council Tax Band: 'C' £2299.64 for 2025/26

EPC Rating: 'B'

Long Term Flood Risk: Very Low

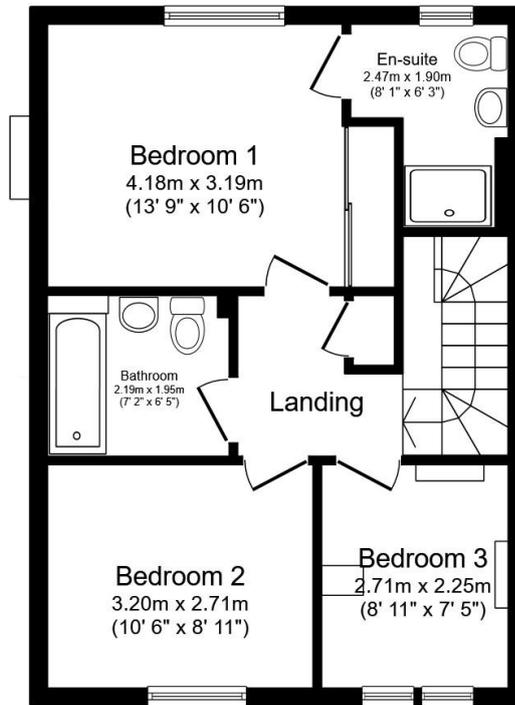
Maintenance Charge: £24 per month for local landscaping





Ground Floor

Floor area 34.6 sq.m. (373 sq.ft.)



First Floor

Floor area 44.7 sq.m. (481 sq.ft.)

Total floor area: 79.3 sq.m. (853 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		96 A
81-91	B	84 B	
69-80	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.