

Connells

The Churchills
Newton Abbot

The Churchills
Newton Abbot TQ12 1QN

for sale
£325,000







Property Description

Situated within the popular residential area of The Churchills in Newton Abbot, this attractive three bedroom detached family home offers well-proportioned accommodation, driveway parking, an integral garage and an enclosed tiered rear garden with elevated views across the surrounding area. A welcoming entrance hallway provides access to the principal ground floor accommodation, including a convenient downstairs cloakroom and spacious lounge.

To the rear, the separate dining room features attractive wooden flooring and sliding patio doors that allow natural light to flood the room while providing direct access to the rear garden. The adjoining kitchen is fitted with a range of traditional wood-effect wall and base units, complemented by worktop space and a window overlooking the garden.

Upstairs, the first floor offers a modern shower room and three bedrooms, including a generously proportioned principal bedroom and two further rooms suitable for family members, guests or those requiring a home office.

Outside, the property benefits from an enclosed rear garden arranged over several levels. A generous paved patio provides an ideal setting for outdoor dining, entertaining or simply relaxing during the warmer months. Steps lead through established planting and mature shrubs to the upper sections of the garden, where elevated views can be enjoyed. To the front, the property benefits from a driveway and integral garage, providing useful parking and additional storage.

Agent's Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Living Room

Double glazed front aspect window, wall mounted radiators with carpet and fireplace.

Dining Room

Patio Doors to rear garden, wall mounted radiators, archway to kitchen, wood-effect flooring.

Kitchen

Double glazed rear aspect window, double glazed door to side, built in electric oven, gas hob, stainless steel sink unit, space for appliances.

Downstairs WC

Double glazed front aspect window, low level toilet, wash hand basin.

Landing

Landing with carpet, double glazed front aspect window, loft hatch.

Bedroom 1

Double glazed front aspect window, built-in wardrobe, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window with open views, built-in wardrobe, wall mounted radiator.

Bedroom 3

Double glazed front aspect window, wall mounted radiator.

Shower Room

Double glazed rear aspect window, walk-in tiled shower, low level toilet, wash hand basin.

Rear Garden

Tiered rear garden on three levels. Patio seating area with steps leading up to the mature garden with 180 degree views to the front aspect at the top.

Parking

Single driveway with integral garage.







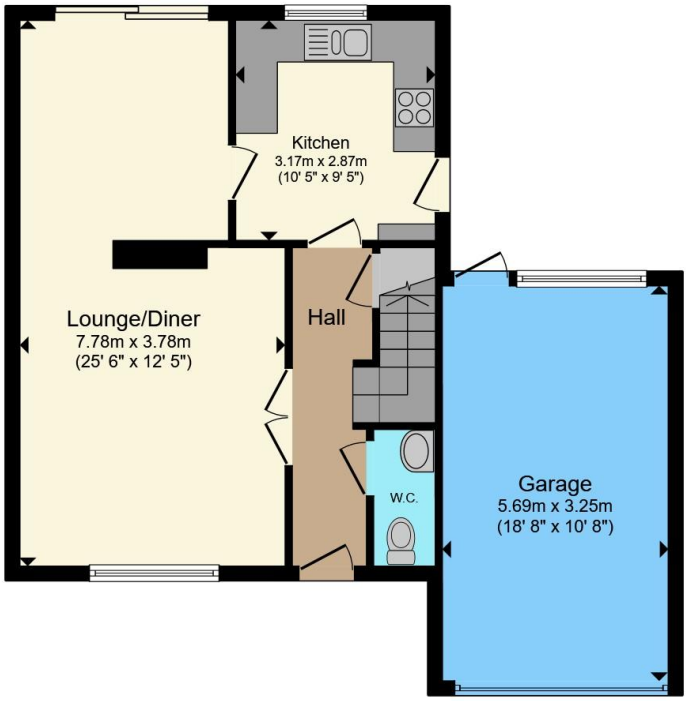




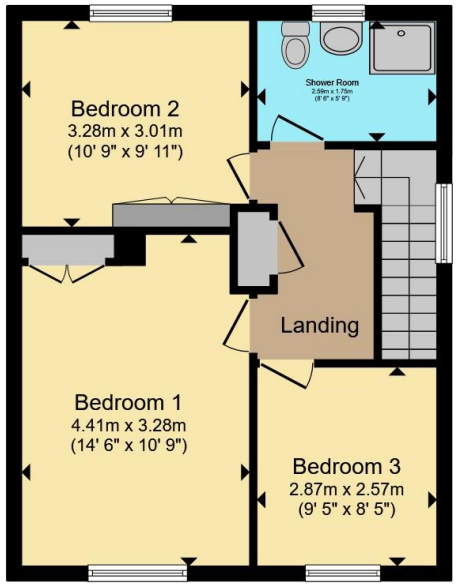








Ground Floor



First Floor

Total floor area 112.7 m² (1,213 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

Connells

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4 Bank Street
NEWTON ABBOT TQ12 2JW

EPC Rating: Awaited

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/NAB313561

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.