

**SAMPLE
MILLS**



**Clover Way
Highweek
Newton Abbot
Devon**

£350,000

FREEHOLD





**Clover Way, Highweek, Newton
Abbot, Devon**

£350,000 freehold

This 3 bedroom detached family home built by Messrs Redrow Homes is situated on the edge of Newton Abbot with its facilities and amenities to include primary and secondary schools, shopping facilities, leisure centre, cinema, library, hospital, doctors, A38, A380 to Exeter and Torbay and the main rail line to London Paddington.

The internal accommodation comprises entrance hall, downstairs cloakroom, lounge with bay window and feature fireplace, kitchen/dining room with built-in top of the range Siemens self-cleaning multi-function oven, induction hob and hood and conservatory with access to the south facing garden. Upstairs, there are 3 bedrooms, 2 of which have built-in wardrobes and the master having an en-suite shower room, plus there is a family bathroom.

Further benefits include uPVC double glazing, gas central heating, alarm system, security external lighting, garage, off road parking and level gardens to the front and rear.

Viewing is highly recommended.



Part glazed door to:

Entrance Hall

Staircase with attractive glass panels providing light and air rising to the first floor. Storage cupboard.

Downstairs Cloakroom

Low level WC. Wash-hand basin. Obscure glazed window.

Lounge – 5.23m x 3.51m (17'2" x 11'6")

uPVC double glazed bay window to the front. Feature limestone fireplace with mantle, surround and hearth. Radiator.

Kitchen/Dining Room – 5.66m x 3.20m (18'7" x 10'6")

Symphony fitted kitchen/dining room. Range of matching wall and base units with soft closing doors and drawers. Oak effect worktop surface areas. Integrated appliances including top of the range Siemens self-cleaning built-in multi-function oven. Induction hob, splashback and hood. Cupboard housing plumbing for washing machine. 1½ bowl stainless steel sink unit with mixer tap. Radiator. uPVC double glazed window. Spotlights. Double doors opening to:

Conservatory – 3.20m x 2.87m (10'6" x 9'5")

Quality built conservatory which enjoys the benefits from a south facing garden. uPVC double glazed patio doors leading to the garden.

Staircase rising to first floor landing

uPVC double glazed window. Doors to:

Master Bedroom – 3.63m x 3.43m (11'11" x 11'3")

Built-in wardrobes. uPVC double glazed window. Radiator. Door to:

En-Suite

Ceramic tiled floor. Low level WC. Vanity wash-hand basin with cupboard space below. Shower cubicle with fitted shower. Obscure uPVC double glazed window. Chrome ladder radiator.

Bedroom 2 – 3.38m x 3.05m (11'1" x 10'0")

uPVC double glazed window. Radiator.

Bedroom 3 – 3.28m x 2.18m (10'9" x 7'2")

uPVC double glazed window. Radiator. Built-in wardrobes.

Bathroom – 2.51m x 2.11m (8'3" x 6'11")

Panelled bath with fitted shower and shower screen. Low level WC. Wash-hand basin with mixer tap. Obscure uPVC double glazed window.

OUTSIDE

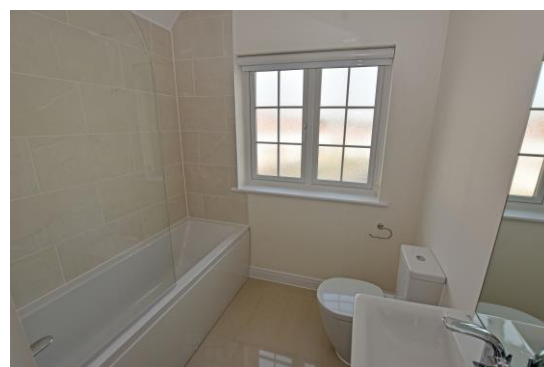
To the front of the property, there is a level lawned garden with steps and railings leading up to the front door. There is a garage plus tarmac driveway with ample off road parking.

To the rear of the property, there is a paved patio area accessed off the conservatory with steps and brick wall leading up to an area predominately laid to lawn which is level with a wall and fence surround, bushes and shrubs.

AGENTS NOTE

Council Tax Band: 'D' £2333.45 for 2023/24

EPC Rating: 'C'





**Ground Floor
(Excluding Garage)
Approximate Floor Area
634 sq. ft.
(58.9 sq. m.)**



**First Floor
Approximate Floor Area
520 sq. ft.
(48.3 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

rightmove Zoopla.co.uk PrimeLocation.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 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.