



Connells

The Churchills  
Newton Abbot



### Property Description

The property welcomes you into a bright entrance hall, with a convenient cloakroom/WC. To the front sits a comfortable living room, featuring a modern log-burner-style fireplace, perfect for family evenings.

At the rear, a stunning kitchen/dining room opens onto the garden - ideal for entertaining. The kitchen boasts sleek red gloss cabinetry, integrated appliances, and space for a family dining area.

Upstairs, there are three bedrooms, including a generous main bedroom with pleasant outlooks over the surrounding neighbourhood. A beautifully appointed family bathroom completes the first floor, with modern tiling and a high-quality finish.

Outside, the rear garden offers a mix of lawn and raised decking - perfect for outdoor dining or relaxation. The outbuilding is fully insulated with power and is ideal for a home office. There is also a garage and driveway parking to the front.

Situated within easy reach of Newton Abbot's bustling town centre, this property provides excellent access to local amenities, well-regarded schools, and mainline railway links. The Churchills is a peaceful and family-friendly area, popular with professionals and commuters alike, with the A380 offering easy connections to Torbay, Exeter, and the M5.

### Front Of The Property

Driveway parking for one vehicle in front of the garage, area of lawn and side access to the rear garden.

### Entrance Hallway

Tiled flooring throughout the ground floor, understairs storage cupboard, stairs to the first floor and a wall mounted radiator.

### Cloakroom

Obscure double glazed window to the front of the property, WC, vanity wash hand basin and a wall mounted radiator.

### Lounge

14' 5" x 12' 1" ( 4.39m x 3.68m )

Double glazed window to the front of the property, integrated fire with glass front and a wall mounted radiator.

### Kitchen/Diner

19' 3" x 10' 1" ( 5.87m x 3.07m )

Double glazed window to the front of the property, wall and base units, one and a half bowl composite sink/drainer with boiling tap, five ring gas hob with extractor over, integrated eye-level double oven, integrated fridge/freezer, two integrated wine coolers and an integrated dishwasher.

The dining area provides space for a table and chairs with French doors leading out to the rear garden and a wall mounted radiator.

## First Floor

Double glazed window, loft hatch and airing cupboard housing the boiler.

## Bedroom One

14' 6" x 10' 7" ( 4.42m x 3.23m )

Double glazed window to the front of the property and a wall mounted radiator.

## Bedroom Two

10' 8" x 10' 4" ( 3.25m x 3.15m )

Double glazed window to the rear of the property and a wall mounted radiator.

## Bedroom Three

8' 6" x 8' 4" ( 2.59m x 2.54m )

Double glazed window to the front of the property and a wall mounted radiator.

## Bathroom

Obscure double glazed window to the rear of the property, p-shape bath with rainfall shower over, shower attachment and glass screen, WC, wash hand basin, part tiled and a wall mounted heated towel rail.

## Rear Of The Property

Enclosed rear garden with a raised decking area to one side making this an ideal spot for garden furniture and an adjacent lawn with a border of established trees. There is also a purpose built home office which is fully insulated with power. Door to the garage, outside tap and side gate to the front of the property.

## Outbuilding

11' 7" x 8' 6" ( 3.53m x 2.59m )

Currently used as a home office with power, electricity and is fully insulated with patio doors opening out to the garden.

## Garage

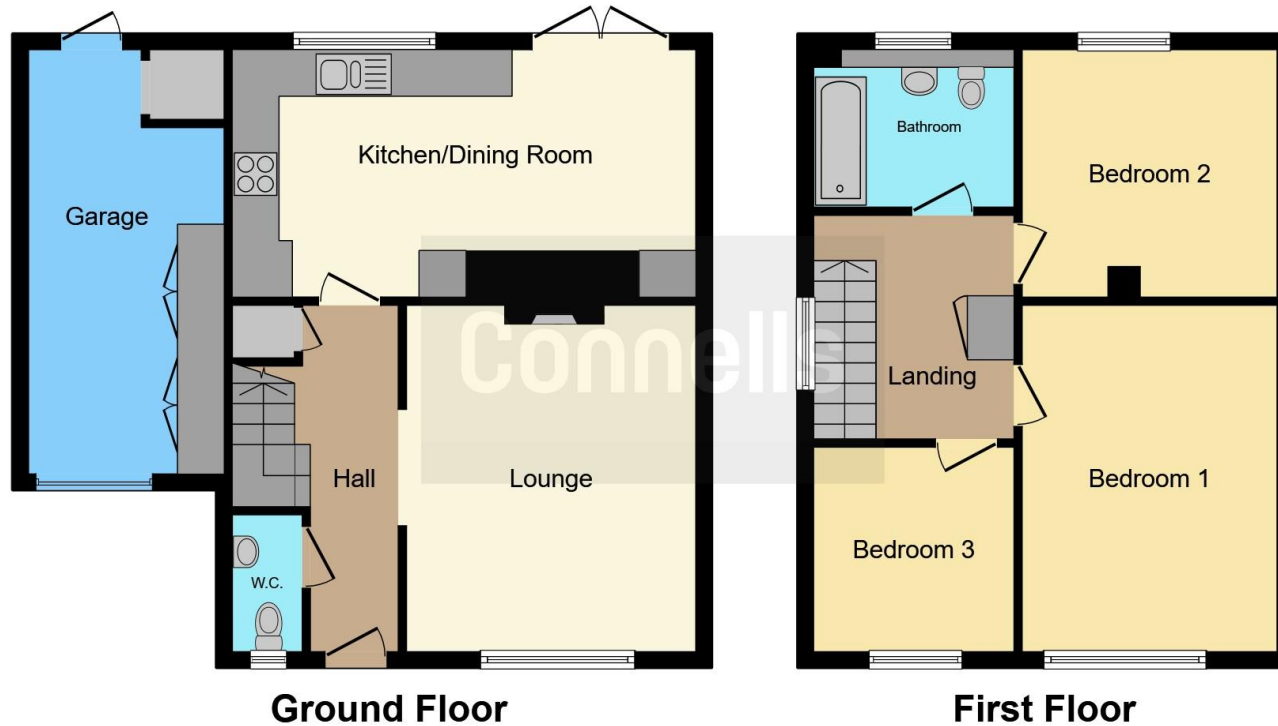
17' 8" x 8' 2" ( 5.38m x 2.49m )

Electric roller door, storage cupboards, electric, plumbing for a washing machine, space for tumble dryer and door to the rear garden.









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.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold



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