

**SAMPLE
MILLS**



**Primrose Drive
Highweek
Newton Abbot
Devon**

£350,000
FREEHOLD





**Primrose Drive, Highweek, Newton
Abbot, Devon**

£350,000 freehold

Built by Redrow Homes in 2014, this award winning and immaculately presented 3-bedroom Detached property is situated on the edge of Newton Abbot, giving easy access to local amenities and a fast commutable drive to Plymouth, Exeter and the M5 Motorway. The property occupies a sunny South facing plot and offers spacious living accommodation ideal for a range of buyers to include a growing family, professionals, downsizers etc.

A large entrance hall leads into the property and has a cloakroom off, the lounge has an open outlook over the 'Eco Park' gardens, and the superb open plan kitchen/dining room is of a contemporary design with an excellent range of fittings, a breakfast bar and ample space for a dining table. From the dining area, patio doors open onto the rear garden which has been superbly landscaped by the current owners to take full advantage of its South facing position. The garden is level and incorporates a paved patio running the full width of the property, lawn area and a raised decked area ideal for summer dining. The rear garden enjoys a high degree of sunshine and privacy, perfect for families. On the first floor there are 3 good sized bedrooms, the master having an ensuite, plus a family bathroom.

Further features include an attached garage and off-road parking. An internal viewing is highly recommended to appreciate this immaculately presented property.



Composite door to:

Entrance Hallway

Single panelled radiator. Staircase to landing. Understairs storage cupboard.

Downstairs Cloakroom

uPVC double glazed window. Wash-hand basin. Low level w/c.

Lounge – 4.70m x 3.50m (15'5" x 11'6")

Single panelled radiator. TV point. uPVC double glazed window.

Kitchen/Dining Room – 5.65m x 3.73m (18'6" x 12'3")

Kitchen Area

A range of fitted base units. Worktop surface areas. Built-in hob. Built-in double oven. Built-in fridge/freezer. Fitted breakfast bar. Stainless steel drainer with mixer tap over. Range of wall mounted cupboards. Partly tiled walls. uPVC double glazed windows overlooking the rear garden.

Dining Area

uPVC double glazed patio doors onto the rear garden. Built-in laundry cupboard with utility area. Plumbing for washing machine and dishwasher.

Staircase to Landing

Access to loft area. Built-in airing cupboard. Doors off to:

Bedroom 1 – 3.63m x 3.44m (11'11" x 11'3")

uPVC double glazed window looking over the front. Single panelled radiator. TV point. Door through to:

En-Suite

Comprising 3 piece suite. Shower cubicle with fitted shower. Tiled walls. Low level w/c. Wash-hand basin. uPVC double glazed window to the side.

Bedroom 2 – 3.49m x 3.38m (11'5" x 11'1")

uPVC double glazed window to the rear. Built-in double wardrobes. Single panelled radiator.

Bedroom 3 – 3.50m x 2.19m (11'6" x 7'2")

Single panelled radiator. uPVC double glazed window.

Bathroom

Comprising 3 piece suite. Airing cupboard. Bath with shower over. Tiled walls. uPVC obscure double glazed window. Low level w/c. Vanity wash-hand basin.

Outside

To property has a tarmacked hard standing to the front, raised wall, wrought iron railings and door to the front porch which has an outside light. The property has an attached garage with up and over door, power and light and door onto the rear garden.

The rear garden comprises a patio area, lawn garden, decking area and fence surround. The garden is mature with a good range of borders, plants and shrubs.

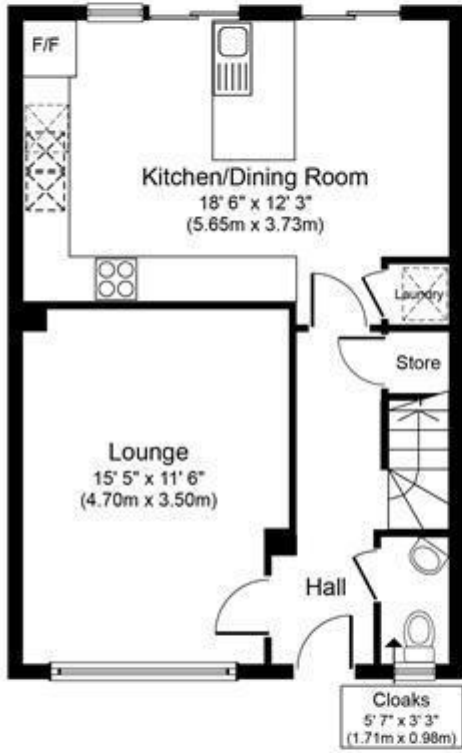
Agent's Note

Council Tax Band: 'D' £2714.78 for 2026/27

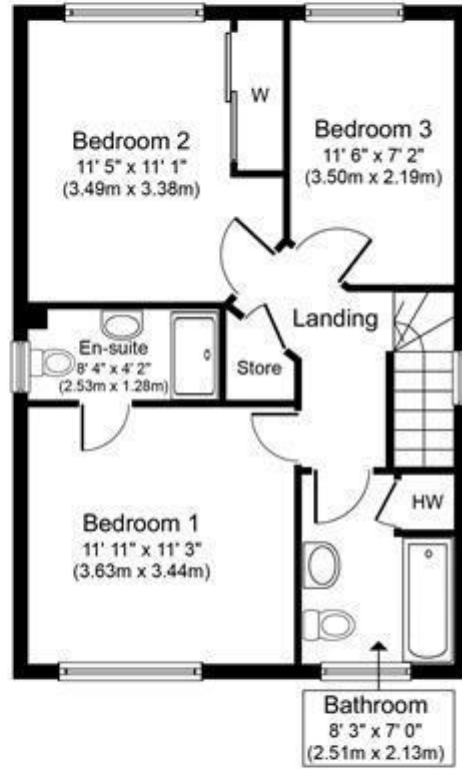
EPC Rating: 'C'

Long Term Flood Risk: Very Low





Ground Floor
Approximate Floor Area
517 sq. ft.
(48.0 sq. m.)



First Floor
Approximate Floor Area
517 sq. ft.
(48.0 sq. m.)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 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.