

**SAMPLE
MILLS**



**Blenheim Close
The Churchills
Highweek
Newton Abbot
Devon**

£435,000
FREEHOLD





Blenheim Close, The Churchills, Highweek,
Newton Abbot, Devon

£435,000 freehold

This reverse level detached family home is situated in this cul de sac in the ever popular area of The Churchills on the edge of town, close to both secondary and primary schools, Highweek church and Newton Abbot town centre with its range of facilities and amenities including shops, doctors, dentists, gyms and leisure centre, pubs and restaurants, cinema, library and the main rail line to London Paddington, together with gaining easy access out towards the A38 and A380.

The accommodation comprises entrance hall, 3 bedrooms and a downstairs bathroom, the third bedroom can be found off the bathroom. On the first floor, there is a lounge, dining area, and kitchen/breakfast area, together with a further cloakroom.

The property also has gas central heating, uPVC double glazing, gardens to the front and rear, an integral garage plus off road parking.

From the principal rooms, far reaching views over the surrounding area are obtained, and being offered with **NO CHAIN**, viewing is strongly recommended.



uPVC double glazed sliding patio door through to:

Entrance Porch

Tiled floor. Wall light. uPVC double glazed window to side. uPVC part double glazed door with side screen opening through to:

Entrance Hall

Radiator. Understairs storage cupboard. Courtesy door through to the garage. Staircase rising to first floor.

Bedroom 1 – 4.11m x 3.12m (13'6" x 10'3")

Double panelled radiator. uPVC double glazed window to front aspect. Telephone point. Coving to ceiling.

Bedroom 2 – 3.84m x 2.97m (12'7" x 9'9")

Built-in bed with shelving below. Telephone point. Double panelled radiator. uPVC double glazed window to side.

Bathroom and W/C

Inset bath with shower mixer tap attachment. Inset wash-hand basin. Low level w/c. Heated towel rail. Partly tiled walls. Spotlight points.

Bedroom 3 – 2.92m x 2.59m (9'7" x 8'6")

Radiator. Obscure uPVC double glazed window. Coving to ceiling.

First Floor Landing

Hatch to the roof space. Door through to:

Cloakroom and W/C

Low flush suite. Wall mounted wash-hand basin. Radiator. Partly tiled walls. Obscure uPVC double glazed window.

Lounge – 5.33m x 3.28m (17'6" x 10'9")

Two radiators. TV point. Telephone point. Coving to ceiling. uPVC double glazed window to two aspects with views over towards Knowles Hill, Wolborough Hill and countryside beyond. Archway through to:

Dining Area – 4.37m x 2.49m (14'4" x 8'2")

Part panelling. Radiator. Obscure circular double glazed window. Coving to ceiling. uPVC double glazed double doors to outside.

Kitchen – 3.81m x 2.95m (12'6" x 9'8")

Inset single drainer sink unit with mixer taps. Fitted wall and base units. 5 ring gas hob. Built-in oven. Integrated microwave. Space for fridge. Radiator. Worktop surface areas incorporating splashbacks. uPVC double glazed window overlooking the rear. Inset spotlights. uPVC half double glazed door to the rear garden. Archway through to:

Breakfast Area – 2.95m x 2.13m (9'8" x 7'0")

Radiator. Telephone point. Power points with USB. uPVC double glazed window enjoying similar views to the lounge.

Garage – 4.75m x 2.95m (15'7" x 9'8")

Roller door. There is a wall hung gas boiler for hot water and central heating system. There is also plumbing for washing machine. Power and light. Obscure uPVC double glazed window.

Outside

To the front of the property, is a garden laid to lawn with various bushes. There are also steps up to the front door.

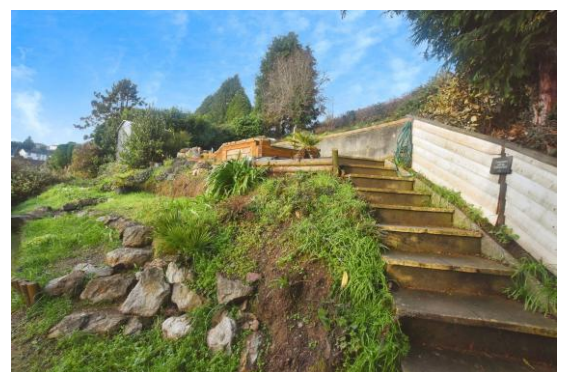
Steps to the side lead up to the rear, where there is an enclosed area which has been laid to decking where there is external power and lighting and ideal for entertaining, onto a garden which is laid to astroturf and gravel. There is also an outside tap and outside lighting. Further steps provide access up to a further garden which is laid to rockery with bushes plants and shrubs. Further steps lead up to a further garden where there is a garden pond, a further barbecue area, and area laid to decking, there are two stores and astroturf for ease of maintenance, and areas laid to pebbles and gravel. Further steps provide access to a further garden stocked with bushes and a tree. From the head of the garden, far reaching views over towards Wolborough Hill and countryside are obtained. There is also a garage plus off road driveway parking.

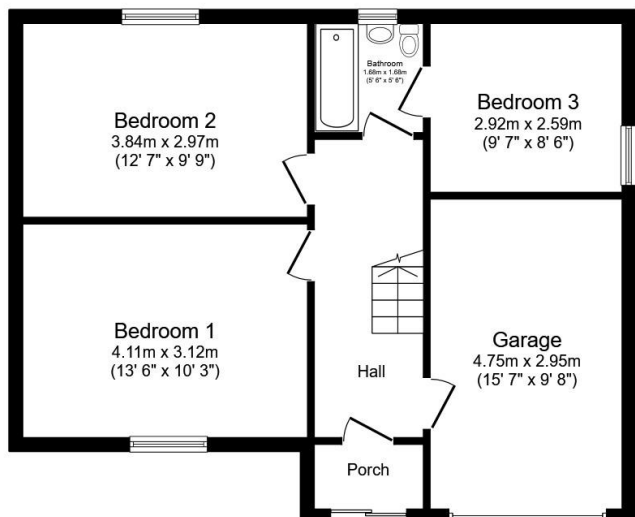
Agent's Note

Council Tax Band: 'D' £2587.09 for 2025/26

EPC Rating: 'D'

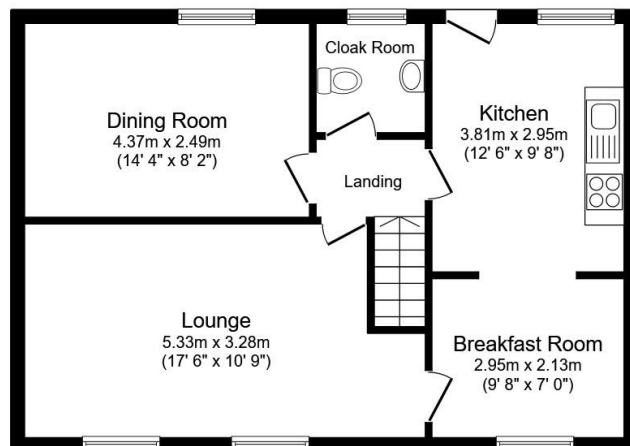
Long Term Flood Risk: Very Low





Ground Floor

Floor area 63.5 sq.m. (684 sq.ft.)



First Floor

Floor area 58.4 sq.m. (628 sq.ft.)

Total floor area: 121.9 sq.m. (1,312 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		
81-91	B		
69-80	C		
55-68	D	68 D	74 C
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.

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