





56 The Churchills, Newton Abbot

Guide £375,000 Freehold

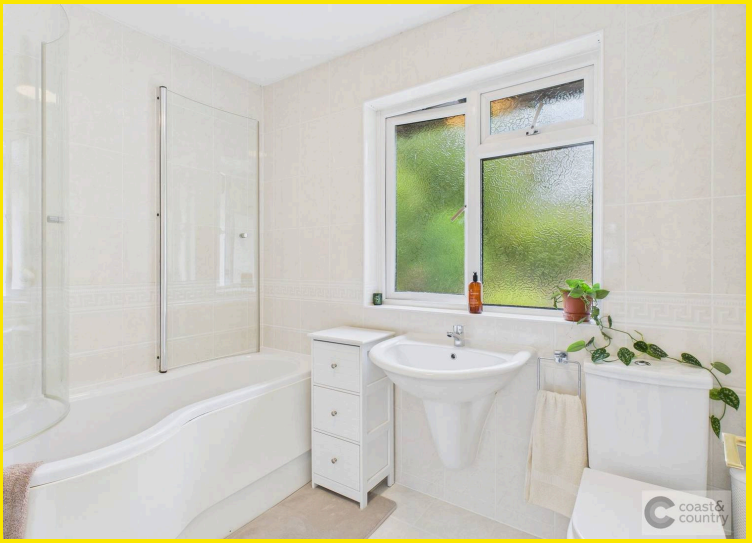
Video Walk-Through Available • Spacious Link-Detached House • 4 Bedrooms • Lounge and Sun Room • Modern Kitchen/Diner & Bathroom • Tiered and Secluded South-Facing Rear Garden • Driveway and Garage • Views Towards Highweek Church • Sought-After Location • Early Viewings Advised















An extended four-bedroom link-detached family home situated in a popular development within the sought-after Highweek area of Newton Abbot. This lovely home boasts a two-storey extension to the rear and provides spacious accommodation that has been modernised and is well presented throughout. There are four bedrooms, lounge, a modern and extensively fitted kitchen/dining room which leads into a sun lounge. There is also a bathroom/WC. Gas central heating and double glazing are installed and outside there is a landscaped tiered garden, single garage and driveway. Viewings come highly recommended to appreciate the location, spacious accommodation and gardens this lovely family home offers.

The property is situated on 'The Churchills' development which is a coveted location within Highweek and popular because of its convenient position, close to local primary and secondary schools. Highweek also offers a village hall, church, pub and convenience store and is within walking distance of the town centre, hospital and leisure centre. For commuters it is within a 10-minute drive of the A38 Devon Expressway to Plymouth and Exeter. Newton Abbot also has a mainline railway station, various parks, sporting facilities and supermarkets.

Accommodation

An open canopy porch with UPVC part decorative double-glazed window leads to the entrance hallway with wood flooring, stairs to first floor with cupboard under and cloakroom/WC with low-level WC, wash basin and obscure glazed window. From the hallway multi obscure glazed double doors lead to the lounge with feature fireplace and inset gas living flame coal effect fire and UPVC double glazed window to front. The kitchen/dining room is a bright and airy room. The kitchen area is fitted with a range of wall and base units with work surfaces and matching splashback, inset sink unit, built-in appliances include double oven and hob along with a dishwasher and space for fridge/freezer, wood flooring, UPVC double glazed window to rear and UPVC part obscure double glazed door to outside. The dining area has a matching dresser and breakfast bar, wood flooring and archway to the sun lounge which is triple aspect with UPVC double glazed windows to rear and side and UPVC double glazed sliding patio doors to garden.

Upstairs, the landing has a UPVC double glazed window to side, airing cupboard with slatted shelving, further storage cupboard and access to loft. Bedroom one has a built-in cupboard and UPVC double glazed window to front enjoying pleasant views towards Highweek Church. Bedroom two has a UPVC double glazed window to rear. Bedroom three has a UPVC double glazed window to front and bedroom four has a built-in cupboard and UPVC double glazed window to side. There is also a modern bathroom which is fitted with a white suite comprising panelled shower bath with shower over, screen and tiling to surround, low-level WC, wash basin, heated towel rail, tiled walls and flooring and UPVC obscure double-glazed window.

Garden and Parking

Outside to the front there is a driveway leading to a single garage, path to front door and lawned area with shrubs. Gate and path at side with wooden store leads to the rear garden which is a generous size and tiered with a paved patio and retaining wall with steps and path leading to a further paved patio with ornamental pond, wide selection of shrubs, pear tree and steps at either side with pathway leading to a lawned garden with Apple tree and greenhouse The garage has a metal up and over door, power and light and utility area to rear with plumbing for washing machine and part glazed door to the rear garden.

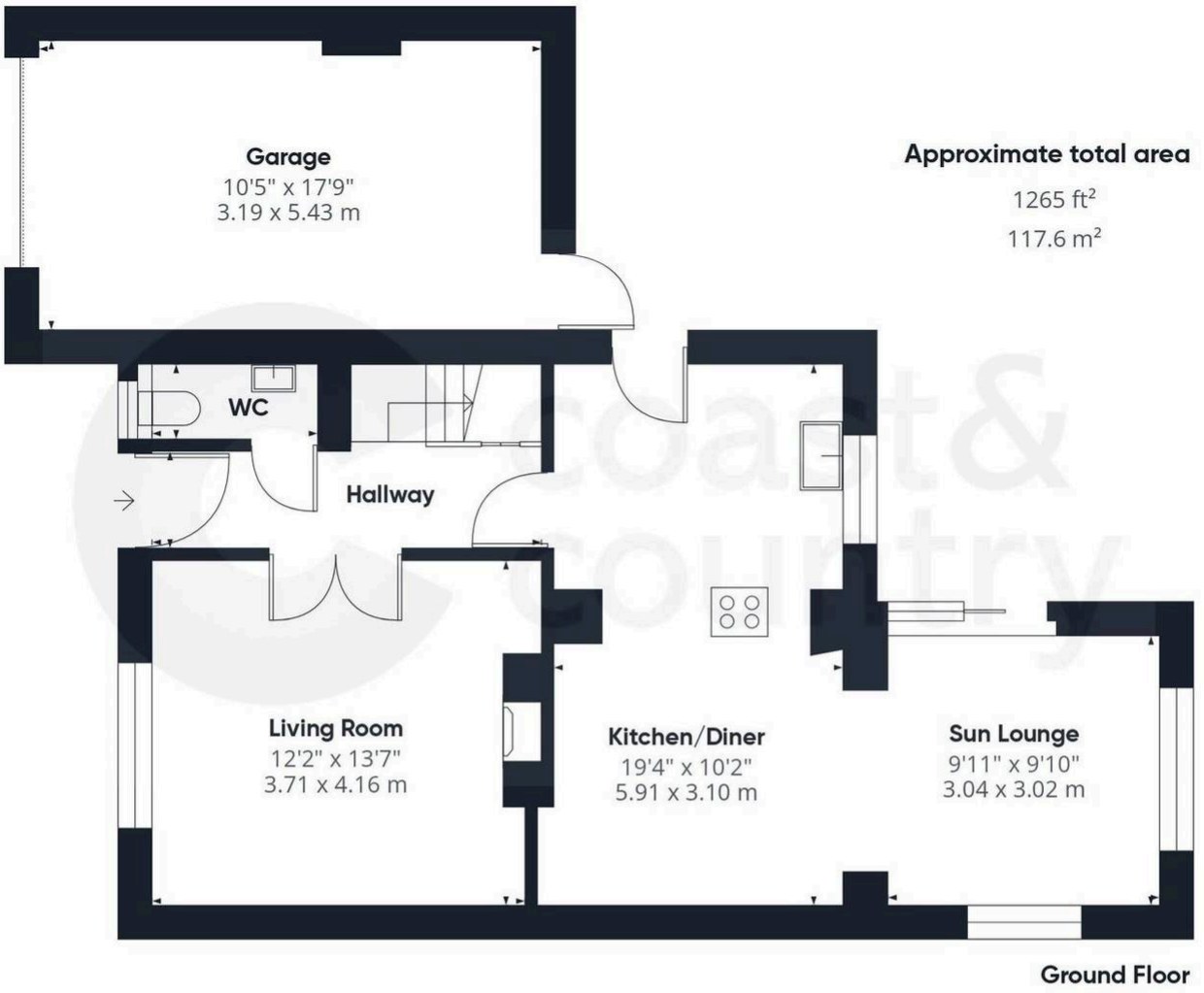
Agent's Notes

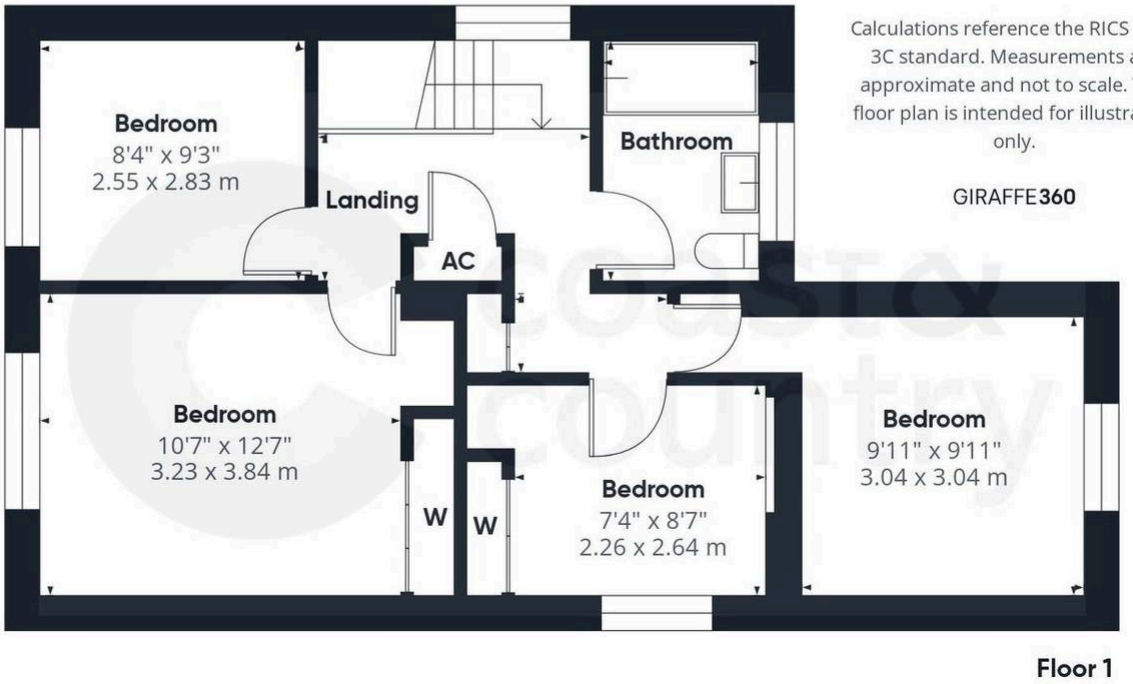
Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains gas. Mains drainage. Mains electricity.

EPC Energy Efficiency Rating: D





Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Disclaimer: Any information provided is purely a guide and is noncontractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances, we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance. To ensure compliance with HMRC's Anti Money Laundering and Source of Funds regulation, we use Smart Compliance. Purchasers and those providing funds towards a purchase are required to complete this compliance process, for which there is a £75.00 charge.