

**SAMPLE  
MILLS**



**Horseshoe Drive  
Newton Abbot  
Devon**

**£475,000**  
FREEHOLD





**Horseshoe Drive, Newton Abbot,  
Devon**

**£475,000 freehold**

A spacious, well appointed 4 bedroom detached family house situated at the end of a cul de sac in this prestigious area of Highweek, providing easy access for Newton Abbot town centre and all other local amenities, A38, A380, Dartmoor National Park and the main rail line station to London Paddington.

The property has high specification fittings throughout, and is presented to the market in excellent order.

The accommodation internally comprises entrance reception hall with lounge and downstairs study. There is a large kitchen/breakfast/dining area which is a 'wow' factor of the property, and also offers access onto a level rear garden. There is also a separate utility on the ground floor.

The property also benefits from 4 double bedrooms, 2 with en-suite, and a separate family bathroom. The property is ideal for those seeking space for a growing family and/or those that enjoy entertaining.

Further benefits include uPVC double glazing, gas central heating, double garage and gardens.

The property is well positioned on the development and an internal viewing is highly recommended.



### Storm Porch

Outside lighting. Composite door to:

### Entrance Reception Hall

Floor to ceiling uPVC obscure glazed windows. Laminated wooden flooring. Thermostat control for central heating. Timer control unit. Understairs storage cupboard with consumer box for the electricity.

### Downstairs Cloakroom

Low level w/c. Wash-hand basin. Single panelled radiator. Laminated wooden flooring. Extractor fan. Door through to:

### Study – 2.25m x 1.79m (7'5" x 5'10")

Cross beaded double glazed windows to the front. Single panelled radiator.

### Lounge – 5.27m x 4.20m (17'3" max x 13'9")

Boxed bay uPVC double glazed window looking over the front. Double panelled radiator x 2. TV point.

### Kitchen/Breakfast/Dining Area – 9.99m x 3.08m (32'9" x 10'1")

A good range of fitted base units. Worktop surface areas. Built-in stainless steel double oven with 4 ring gas hob. Stainless steel splashback with canopy over. Range of wall mounted cupboards. Stainless steel drainer 1½ with mixer taps over. Built-in dishwasher. Built-in fridge and freezer. Double panelled radiator. uPVC double glazed windows to the rear. uPVC double glazed French windows to the rear. Further uPVC double glazed windows to the rear from the breakfast room. Double panelled radiator x 2. Laminated wooden flooring.

### Utility – 2.25m x 1.81m (7'5" x 5'11")

Fitted base units. Stainless steel drainer with mixer tap over. Wall mounted cupboards. Door providing access to the double garage. Logic boiler serving hot water and central heating. Single panelled radiator. Plumbing for washing machine. Space for tumble dryer.

### Staircase to the landing from the reception hallway

Dog leg staircase. Wooden balustrade. Access to the loft area. Built-in airing cupboard with thermal system tank, timer control unit, immersion switch and shelving. uPVC double glazed display window. Single panelled radiator. Access to loft area. Smoke detector. Doors off to:

### Master Bedroom – 3.92m x 3.15m (12'10" x 10'4")

uPVC double glazed cross beaded windows looking over the front. Double panelled radiator. TV point.

### En-Suite

Low level w/c. Wash-hand basin. Tiled shower cubicle with thermostatic shower. Obscure glazed window. Double panelled radiator. Vinyl flooring. Tiled walls floor to ceiling.

### Bedroom 2 – 3.92m x 3.11m (12'10" x 10'2")

uPVC double glazed window. Double panelled radiator. Views over the surrounding area towards Haytor and over.

### En-Suite

Low level w/c. Wash-hand basin. Shower cubicle. Tiled walls. Thermostatic shower. Obscure glazed window. Extractor fan.

### Bedroom 3 – 3.35m x 3.06m (11'0" x 10'0")

uPVC double glazed windows looking over the rear. Double panelled radiator. Recessed area for built-in wardrobes.

### Bedroom 4 – 3.08m x 2.95m (10'1" x 9'8")

Faces the front. uPVC double glazed window. Double panelled radiator. Recessed area for built-in wardrobes.

### Bathroom

Comprising 3 piece suite. Panelled bath, shower screen, tiled walls, mixer tap with shower and separate thermostatic shower. Medicine cabinet. Low level w/c. Wash-hand basin. Single panelled radiator. Vinyl flooring. Tiled walls. Obscure glazed window.

### Double Garage – 6.13m x 6.00m (20'1" x 19'8")

Two up and over doors. Power and light. Apex ceiling with further opportunity to make more storage.

### Outside

A path leading to the front with wrought iron railings, lawned garden with a range of borders and shrubs.

The garden to the rear is level with patio area, side access back down around to a wooden gate. Wooden surround. Lawn garden. Outside water tap.

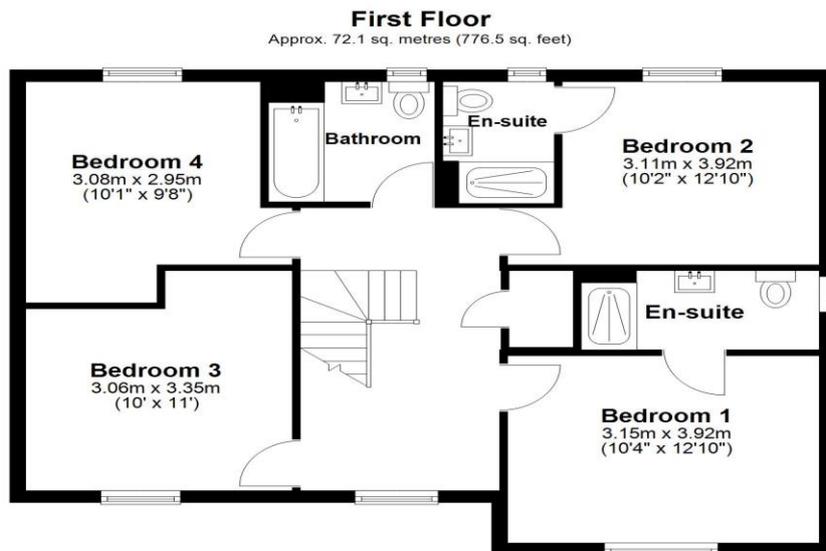
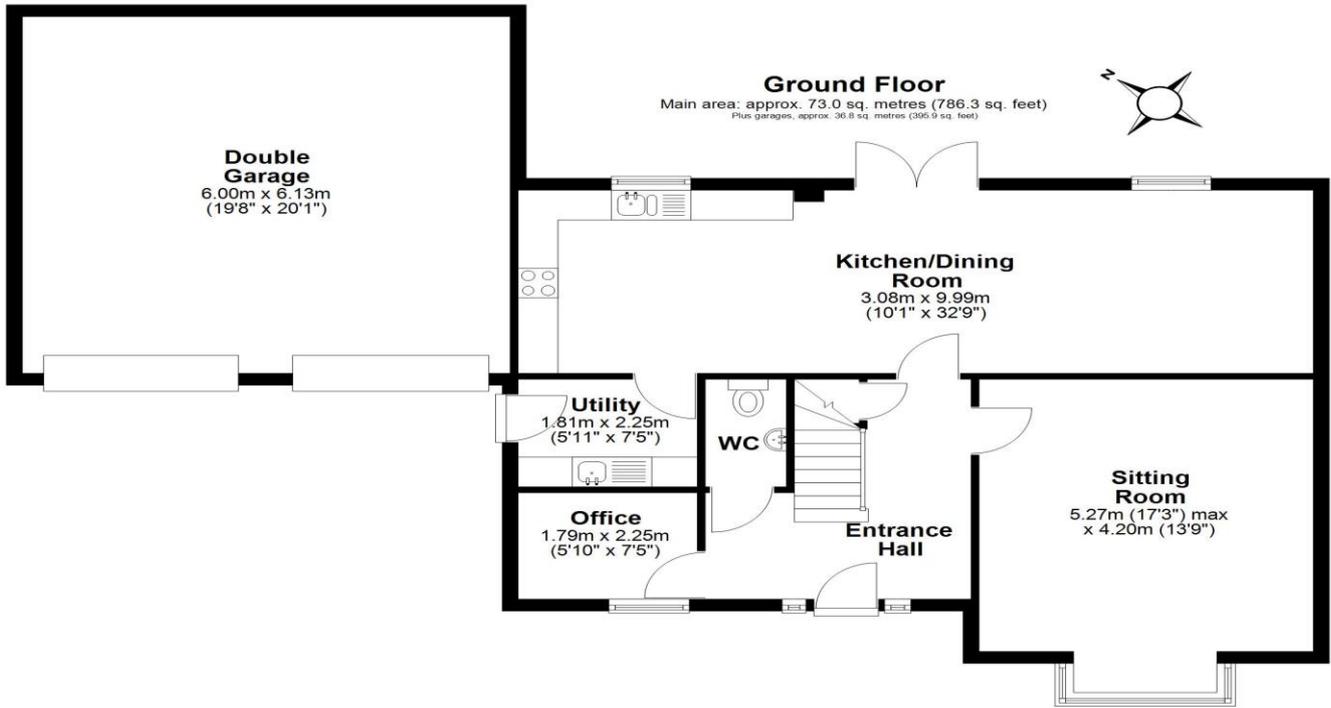
### Agent's Note

Council Tax Band: 'F' £3736.90 for 2025/26

EPC Rating: 'B'

Long Term Flood Risk: Very Low





Main area: Approx. 145.2 sq. metres (1562.8 sq. feet)  
Plus garages, approx. 36.8 sq. metres (395.9 sq. feet)



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Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	85   B	
69-80	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.