

**SAMPLE
MILLS**



**Mile End Road
Highweek
Newton Abbot
Devon**

£350,000
FREEHOLD





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Abbot, Devon**

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Situated in the popular area of Highweek and accessed via a five-bar gate, this spacious detached 4 bedroom family home benefits from versatile accommodation with lots of scope for a growing family, annex, working from home and potential to extend, subject to planning regulations.

Internally the property comprises an entrance hall, lounge, family room with dining recess, study/snug and a fitted kitchen. At the rear there are several areas that are currently arranged as a craft room, utility room, garden room and store room with downstairs cloakroom and a workshop. Upstairs, there are 4 bedrooms and a family bathroom plus a spacious loft.

Externally, there is ample parking for vehicles, caravan, motor home and boat and the gardens wrap around the property. The front garden is mainly laid to level lawn with a pond and gated access to the side garden with level patio and further gate to the rear garden area, which is laid to concrete. Several wooden sheds, storage units and greenhouses, water taps and outside lighting.

The property is in need of modernisation, however, it really does offer a lovely 'family living' layout and scope for a variety of uses. The side and rear extension was formally a shop with storage areas and used for dog breeding, hence the whelping room.

Occupying a level location, the property is situated close to both primary and secondary schools, the leisure centre and gaining easy access into Newton Abbot town centre with its further range of facilities and amenities including doctors, schools, shops, library, cinema, bus services, A38 to Exeter and Plymouth, A380 to Exeter and Torbay and the main rail line to London Paddington which runs daily.



GROUND FLOOR

Storm Porch

Obscure double glazed door opening to:

Entrance Hall

Wood effect laminate flooring. Coving to ceiling. Obscure multi pane door to:
Inner Hall

Staircase rising to first floor. Understairs storage cupboard. Radiator. Wood effect laminate flooring, Double glazed window to the rear. Door to:

Study/Snug – 3.99m x 3.15m (13'1" x 10'4")

Double glazed window to the front. Radiator. Door to storeroom (formally an en-suite shower room with the plumbing still in place).

Lounge – 6.45m x 3.38m (21'2" x 11'1")

'L' shaped room. Textured ceiling. Double glazed window to rear. Radiator. Obscure multi pane glazed door to the craft room.

Family Room – 5.66m x 3.53m (18'7" x 11'7")

Formally the shop with dining recess. Coving to ceiling. Hatch to loft space. Double glazed window to front. Two double glazed windows to the side. Two radiators.

Kitchen – 3.12m x 2.67m (10'3" x 8'9")

Range of matching wall and base units. Worktop surface areas. Inset 1½ stainless steel sink unit with drawer to one side. Space for Range style cooker with canopy above. Space and plumbing for slim-line dishwasher. Space for fridge. Tiled walls. Double glazed window to side. Stable door to utility room.

Craft Room – 2.82m x 2.79m (9'3" x 9'2")

Double glazed window to side. Work top unit. Wooden effect laminate flooring. Wall mounted electric heater. Door to utility room. Door to:

Cloakroom

Formally the boiler room. Low level w/c.

Utility Room – 4.27m x 2.37m (14'0" x 7'9")

Plumbing for washing machine. Storage cupboard. Worktop. Obscure double glazed window to side. Wall mounted gas fired boiler. Door to storeroom. Door to:

Garden Room – 5.69m x 2.90m (18'8" x 9'6")

Double glazed windows to side. Double glazed door to side patio garden. Power and light.

Store Room – 4.19m x 2.69m (13'9" x 8'10")

Formally used as a Whelping Room. Sloped ceiling and exposed 'A' frames. Double glazed window to side. Range of base units. Worktop. Stainless steel sink. Space for fridge/freezer. Space for further under counter appliances. Wall mounted electric heater. Power and light. Door to:

Workshop – 6.02m x 3.84m (19'9" x 12'7")

Dual aspect windows to side and rear. Wooden door to side. Power and light.

FIRST FLOOR

Landing

Hatch to loft space. Double glazed window to side. Doors to:

Bedroom 1 – 4.04m x 3.15m (13'3" x 10'4")

Double glazed window to front. Radiator.

Bedroom 2 – 4.22m x 3.15m (13'10" x 10'4")

Double glazed window to front. Radiator.

Bedroom 3 – 3.40m x 2.41m (11'2" x 7'11")

Double glazed window to rear. Radiator.

Sliding door. Double glazed window to rear. Radiator.

Bathroom

Obscure double glazed window to rear. Low level w/c. Pedestal wash-hand basin. Panelled bath with mixer shower above. Partly tiled walls. Shaver point. Radiator. Storage cupboard.

OUTSIDE

Accessed via a five-bar gate, the private driveway offers ample off-road parking, and the side driveway also has a five-bar gate and access to the rear of the property. Ideal for caravan, motor home or boat storage.

The front garden comprises a level lawn, with pond and mature planting. Two greenhouses and wooden access gate to the side garden. The side garden is of a level nature and is mainly laid to patio with a couple of raised planters. Water tap and gated access to the rear garden. The rear garden is mainly laid to concrete and there are several storage units and a wooden shed. Finally, the rear area wraps around to the side driveway, with five-bar gate. The gardens offer considerable scope for repurpose and could be laid to lawn if required.

AGENT'S NOTE

Council Tax Band: 'B' £2111.50 for 2026/27

EPC: 'D'

Long Term Flood Risk: Very Low





Total floor area: 206.9 sq.m. (2,227 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		77 C
55-68	D	65 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.