

**SAMPLE
MILLS**



**Thistle Close
Highweek
Newton Abbot
Devon**

£450,000

FREEHOLD





**Thistle Close, Highweek, Newton
Abbot, Devon**

£450,000 freehold

This modern 4 bedroom detached family home, built by Charles Church, is situated within this popular development in Highweek on the edge of Newton Abbot, providing easy access for the A38, as well as local amenities in the town to include shops, primary and secondary schools, Doctors surgery, leisure centre and mainline rail links to London Paddington.

Internally, the accommodation comprises entrance hall, cloakroom, large lounge with access to the rear garden, modern kitchen/diner and utility room downstairs. Upstairs, there are 4 good sized bedrooms, master with en-suite shower room, plus a family bathroom.

Further benefits include gardens front, side and enclosed rear garden, double garage plus off road parking.

Viewing is recommended.



Composite double glazed door leading to:

Entrance Hall

Telephone point. Understairs storage cupboard. Radiator. Central heating thermostat. Door to:

Downstairs Cloakroom

Low level w/c. Wash-hand basin. Underfloor heating. Fully tiled walls. Obscure uPVC double glazed window.

Lounge – 6.48m x 3.51m (21'03" x 11'06")

uPVC double glazed window to front. uPVC double glazed double doors opening to the rear garden. Two radiators. TV point. Telephone point.

Kitchen/Diner – 6.45m x 2.59m (21'02" x 8'06")

An improved kitchen with a range of matching wall and base units. Worktop surface areas with splashbacks. 1½ bowl stainless steel sink unit with chrome mixer tap. Built-in 4 ring gas hob with extractor fan over and two integrated AEG electric ovens beneath. Space for fridge/freezer. Space for dishwasher. Radiator. Dual aspect uPVC double glazed windows to front and rear. Power switch for the garage. Door to:

Utility Room

Composite double glazed door to rear garden. Modern fitted cupboards to match the kitchen. Stainless steel sink. One cupboard houses the boiler serving hot water and central heating system. Space for washing machine.

First Floor Landing

Airing cupboard with tank. Doors off to:

Master Bedroom – 3.53m x 3.45m (11'07" x 11'04")

uPVC double glazed window to rear. TV point. Radiator. Central heating thermostat. Door to:

En-Suite

Shower cubicle with fully tiled walls. Low level w/c. Wash-hand basin with tiled splashback. Shaver point. Radiator. Obscure uPVC double glazed window.

Bedroom 2 – 2.67m x 2.62m (8'09" x 8'07")

uPVC double glazed window to front. Radiator.

Bedroom 3 – 3.68m x 2.62m (12'01" x 8'07")

uPVC double glazed window to rear. TV point. Radiator.

Bedroom 4 – 2.74m x 2.51m (9'0" x 8'03")

uPVC double glazed window to front. Radiator.

Bathroom

Panelled bath. Low level w/c. Wash-hand basin. Partly tiled walls. Shaver point. Radiator. Obscure uPVC double glazed window.

Outside

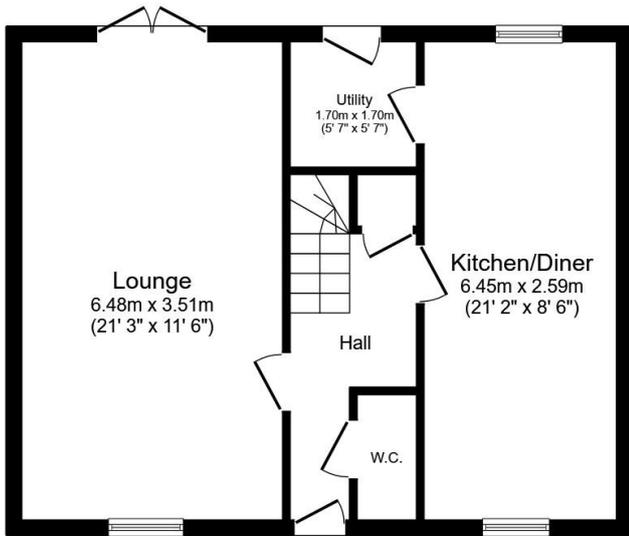
To the front of the property, is a paved path leading to the front door and a lawn garden with shrub border. The lawned area leads around the side of the property where there is a gate leading to the rear garden.

To the rear of the property, is an enclosed garden predominately laid to lawn, having been much improved by the present owners, with a patio area and paved path leading to the side gate. In addition, there is a double garage with metal up and over door, power and light, operated from inside the kitchen, plus off road parking.

Agent's Note

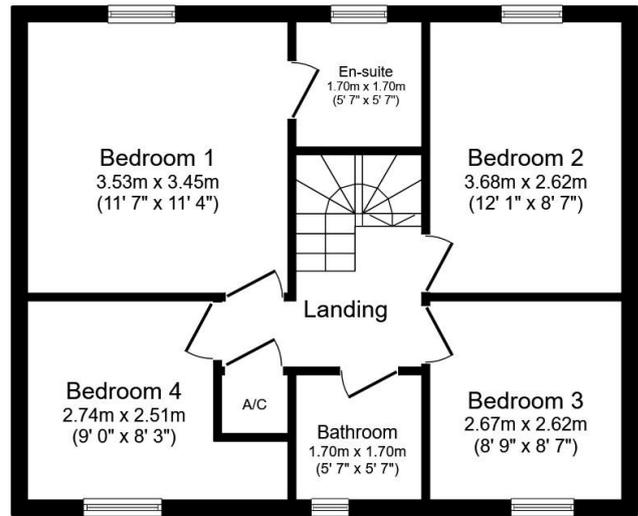
Council Tax Band: 'E' Teignbridge District Council
EPC Rating: TBC
Long Term Flood Risk: Very Low





Ground Floor

Floor area 51.8 sq.m. (558 sq.ft.)



First Floor

Floor area 51.8 sq.m. (558 sq.ft.)

Total floor area: 103.7 sq.m. (1,116 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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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.