





# The Churchills

## Newton Abbot TQ12 1QN

for sale guide price  
**£350,000**



### Property Description

The property welcomes you into a bright entrance hall, with a convenient cloakroom/WC. To the front sits a comfortable living room, featuring a modern log-burner-style fireplace, perfect for family evenings.

At the rear, a stunning kitchen/dining room opens onto the garden - ideal for entertaining. The kitchen boasts sleek red gloss cabinetry, integrated appliances, and space for a family dining area.

Upstairs, there are three bedrooms, including a generous main bedroom with pleasant outlooks over the surrounding neighbourhood. A beautifully appointed family bathroom completes the first floor, with modern tiling and a high-quality finish.

Outside, the rear garden offers a mix of lawn and raised decking - perfect for outdoor dining or relaxation. The outbuilding is fully insulated with power and is ideal for a home office. There is also a garage with internal access and driveway parking to the front.

Situated within easy reach of Newton Abbot's bustling town centre, this property provides excellent access to local amenities, well-regarded schools, and mainline railway links. The Churchills is a peaceful and family-friendly area, popular with professionals and commuters alike, with the A380 offering easy connections to Torbay, Exeter, and the M5.

### Front Of The Property

Driveway parking for one vehicle in front of the garage, area of lawn and side access to the rear garden.

### Entrance Hallway

Tiled flooring throughout the ground floor, understairs storage cupboard, stairs to the first floor and a wall mounted radiator.

### Cloakroom

Obscure double glazed window to the front of the property, WC, vanity wash hand basin and a wall mounted radiator.

### Lounge

14' 5" x 12' 1" ( 4.39m x 3.68m )

Double glazed window to the front of the property, integrated fire with glass front and a wall mounted radiator.

### Kitchen/Diner

19' 3" x 10' 1" ( 5.87m x 3.07m )

Double glazed window to the front of the property, wall and base units, one and a half bowl composite sink/drainers with boiling tap, five ring gas hob with extractor over, integrated eye-level double oven, integrated fridge/freezer, two integrated wine coolers and an integrated dishwasher.

The dining area provides space for a table and chairs with French doors leading out to the rear garden and a wall mounted radiator.

## First Floor

Double glazed window, loft hatch and airing cupboard housing the boiler.

## Bedroom One

14' 6" x 10' 7" ( 4.42m x 3.23m )

Double glazed window to the front of the property and a wall mounted radiator.

## Bedroom Two

10' 8" x 10' 4" ( 3.25m x 3.15m )

Double glazed window to the rear of the property and a wall mounted radiator.

## Bedroom Three

8' 6" x 8' 4" ( 2.59m x 2.54m )

Double glazed window to the front of the property and a wall mounted radiator.

## Bathroom

Obscure double glazed window to the rear of the property, p-shape bath with rainfall shower over, shower attachment and glass screen, WC, wash hand basin, part tiled and a wall mounted heated towel rail.

## Rear Of The Property

Enclosed rear garden with a raised decking area to one side making this an ideal spot for garden furniture and an adjacent lawn with a border of established trees. There is also a purpose built home office which is fully insulated with power. Door to the garage, outside tap and side gate to the front of the property.

## Outbuilding

11' 7" x 8' 6" ( 3.53m x 2.59m )

Currently used as a home office with power, electricity and is fully insulated with patio doors opening out to the garden.

## Garage

17' 8" x 8' 2" ( 5.38m x 2.49m )

Electric roller door, storage cupboards, electric, plumbing for a washing machine, space for tumble dryer and door to the rear garden.



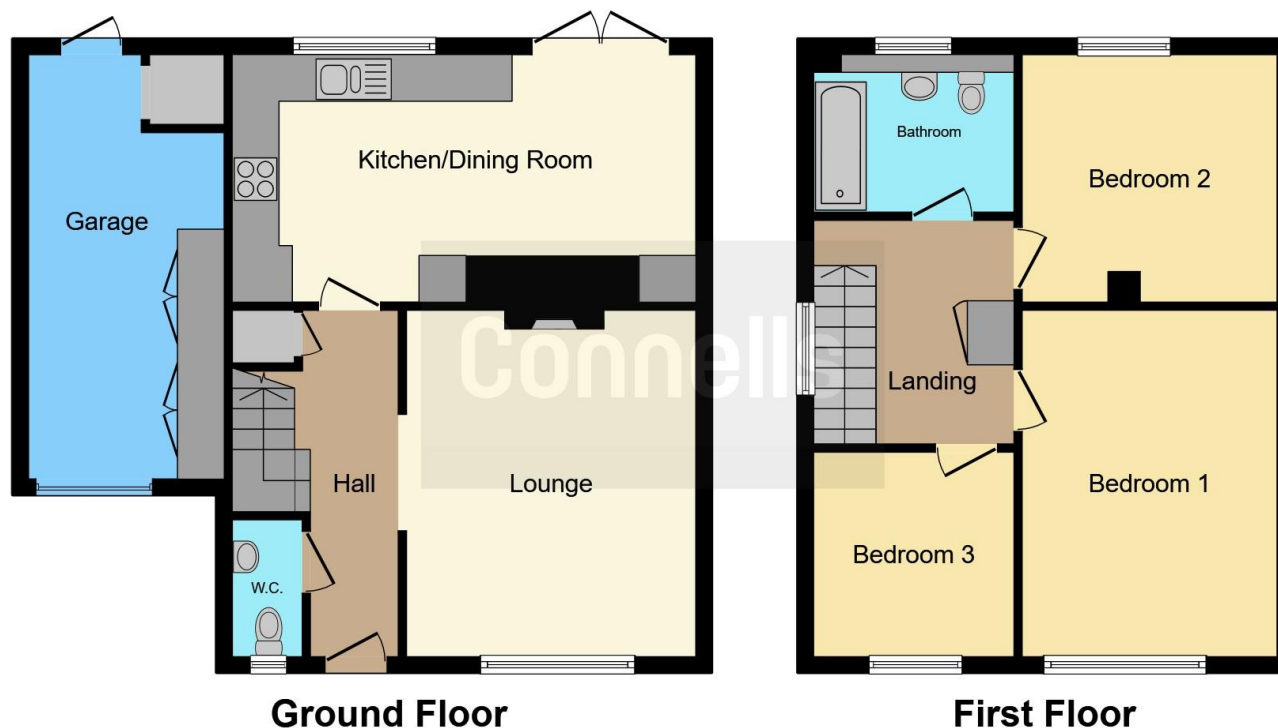












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**directions to this property:**  
[What3Words///remit.then.quiz](https://www.what3words.com/remit.then.quiz)

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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