

**SAMPLE
MILLS**



**Valerian Place
Highweek
Newton Abbot
Devon**

£425,000
FREEHOLD





**Valerian Place, Highweek, Newton
Abbot, Devon**

£425,000 freehold

An attractive modern property with great kerb appeal, maintained to a very high standard. The property, which was built by Redrow Homes, occupies a level location and is set in this sought after location of Highweek, providing easy access for Newton Abbot town centre, A38 expressway to Exeter and Plymouth.

The accommodation offers spacious family accommodation internally to comprise entrance hallway, lounge, kitchen/diner, utility, and downstairs cloakroom. Upstairs, there are 4 bedrooms, the master bedroom with en-suite, and a separate family bathroom.

Outside the property has an integral garage, parking to the front and level gardens to the rear with patio area. The property benefits from full gas central heating and double glazing.



Storm Porch

Outside light. Composite door.

Entrance Hallway

Single panelled radiator.

Lounge

Feature uPVC double glazed bay windows looking over the front. Feature fireplace. Two single panelled radiators.

Kitchen/Diner

A range of fitted base units. Worktop surface areas. Stainless steel drainer with taps over. Range of wall mounted cupboards. Built-in fridge and freezer. Built-in double oven. Gas hob. Double glazed patio door and windows providing access to the rear garden.

Utility

Base unit. Window to the rear. Drainer. Door to:

Downstairs Cloakroom

Low level w/c. Wash-hand basin. Radiator.

Staircase to landing

Airing cupboard.

Bedroom 1

Built-in double wardrobes. Bay window.

En-Suite

Shower cubicle. Wash-hand basin. Low level w/c. Double glazed window to front.

Bedroom 2

Looking over the front. Double glazed window. Single panelled radiator. Built-in wardrobe.

Bedroom 3

Faces the rear. Double glazed window. Single panelled radiator.

Bedroom 4

Double glazed window. Single panelled radiator.

Bathroom

Comprising 3 piece suite. Panelled bath with shower attachment. Part tiled walls. Low level w/c. Wash-hand basin. Double glazed windows.

Outside

The property has tarmacked hardstanding to the front. Off road parking for several cars. Gravelled garden to the front. Side gate gives access round to the rear garden, where there is a patio area and level garden, fence surround, range of borders, shrubs and plants.

Integral Garage

The property has an integral garage with power and light and door into hallway.

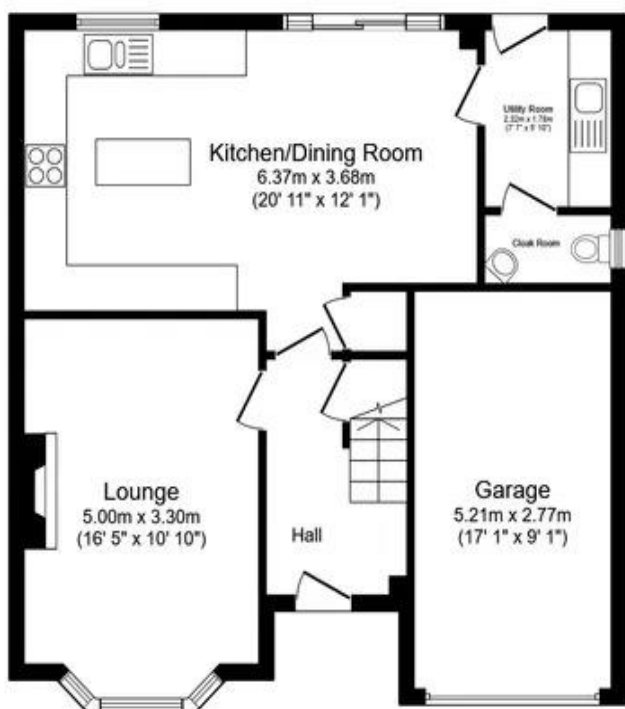
Agent's Note

Council Tax Band: 'E' £3318.06 for 2026/27

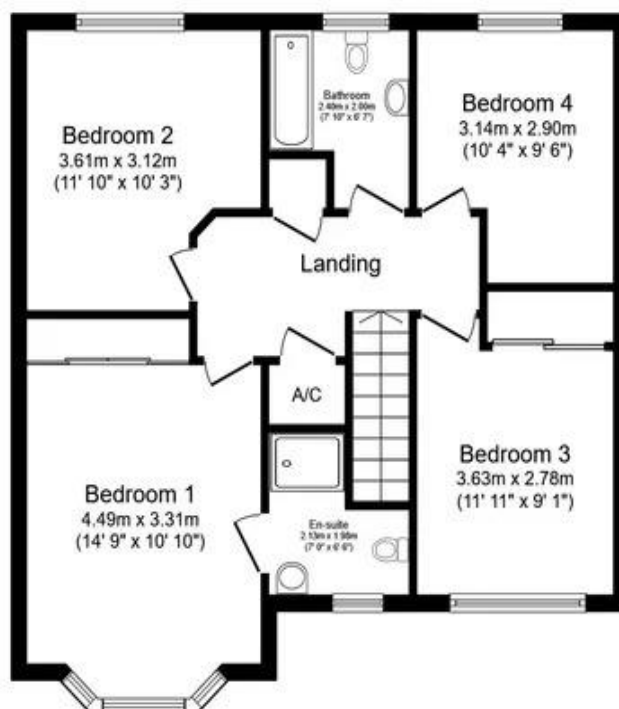
EPC Rating: 'D'

Long Term Flood Risk: Rivers and sea - Very Low; surface water - Low/Med





Ground Floor



First Floor

Total floor area: 131.8 sq.m. (1,419 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



3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

Score	Energy rating	Current	Potential
92+	A		91 B
81-91	B	81 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.