

**SAMPLE  
MILLS**



**Highwood Close  
Courtenay Road  
Wolborough Hill  
Newton Abbot  
Devon**

**£310,000**

**FREEHOLD**





Highwood Close, Courtenay Road, Newton Abbot, Devon

**£310,000 freehold**

A 4 bedroom Bungalow with 1 bedroom self-contained Annexe situated in the popular Wolborough Hill area of Newton Abbot, providing excellent access and easy commuting distance for Newton Abbot train station, A380, A38, shops, schools and other local facilities.

The property benefits from spacious family accommodation with 4 bedrooms on the ground floor, bathroom, en-suite in master bedroom and open plan lounge/kitchen/dining area. On the lower ground floor there is a self-contained 1 bedroom Annexe with lounge, bedroom, bathroom and kitchen.

The property has gardens to the front, rear and side, with ample parking and some outstanding far reaching views over the surrounding area.



## GROUND FLOOR

### Storm Porch

uPVC double glazed door to:

### Entrance Hallway

Wooden effect flooring. Concealed lighting. Coat hooks. Access to loft area with pull down loft ladder. Smoke detector. Concealed lighting. Double panelled radiator. Door through to:

### Open Plan Kitchen/Lounge/Dining Area – 6.19m x 5.48m (20'4" x 18'0")

#### Kitchen Area

Incorporates a range of fitted base units with pull out drawers. Marble effect worktop surface areas. Range of wall mounted cupboards. uPVC double glazed window to the front. Drainer with mixer tap over. Built-in single oven. 4 ring hob. Splashback. Extractor fan. Concealed lighting.

#### Lounge/Dining Area

Dual aspect uPVC double glazed windows with far outstanding panoramic views over the surrounding area of Newton Abbot towards Haytor and over the surrounding countryside. Two double panelled radiators. uPVC double glazed French window to the front. TV point. Doors off to:

#### Bathroom

Panelled bath. Low level w/c. Wash-hand basin. Obscure uPVC double glazed window. Concealed lighting. Shower screen. Mixer tap with power shower over. Chrome ladder radiator. Built-in storage cupboard with shelving. Wall mounted vanity wash-hand basin. Extractor fan. Concealed lighting. Tiled walls. Medicine cabinet.

#### Bedroom 1 – 3.28m x 2.63m (10'9" x 8'8")

uPVC double glazed window. Built-in blinds. Double panelled radiator. Wooden effect flooring. Door through to:

#### En-Suite

Built-in shower cubicle. Low level w/c. Wash-hand basin. Chrome radiator. Obscure glazed window. Power shower. Tiled walls. Concealed lighting. Shaver light and socket. Wall mounted medicine cabinet.

#### Bedroom 2 – 3.30 x 2.75m (10'10" x 9'0")

Faces over the front. Single panelled radiator. Double glazed windows with views over Newton Abbot and over the countryside. Wooden effect flooring.

#### Bedroom 3 – 3.48m x 1.73m (11'5" x 5'8")

uPVC double glazed window with far reaching views over Newton Abbot town centre towards Haldon over towards Haytor and over the surrounding area. Radiator. Shelving.

#### Bedroom 4 – 2.65m x 1.95m (8'8" x 6'5")

Faces the front. uPVC double glazed window. TV point. Single panelled radiator.

Door with staircase down to the:

## LOWER GROUND FLOOR (Versatile Living)

### Lounge Area – 5.05m x 3.32m (16'7" x 10'11")

Concealed lighting. uPVC double glazed window. uPVC double glazed door providing access onto the rear garden. Radiator.

### Kitchen Area – 2.80m x 2.02m (9'2" x 6'8")

Incorporates a range of fitted base units. Worktop surface areas. Stainless steel drainer. Plumbing for washing machine and tumble dryer. Door through to:

#### Bathroom

Wash-hand basin. Low level w/c. Shower cubicle. Perspective wall covering. Power shower. Vanity wash-hand basin. Chrome fitted radiator. Wooden effect flooring.

#### Bedroom – 5.05m x 2.82m (16'7" x 9'3")

Double room. uPVC double glazed window. Double panelled radiator. Door to the rear. Storage cupboard which has the Worcester boiler serving hot water and central heating system. Consumer box.

## OUTSIDE

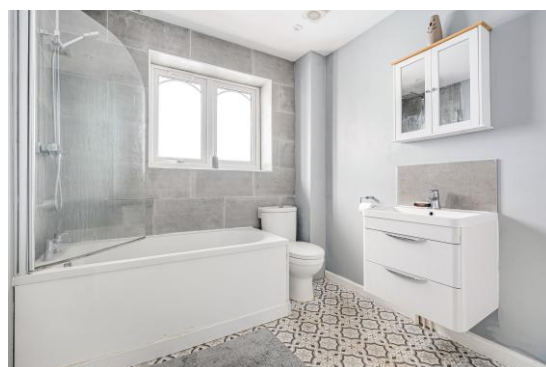
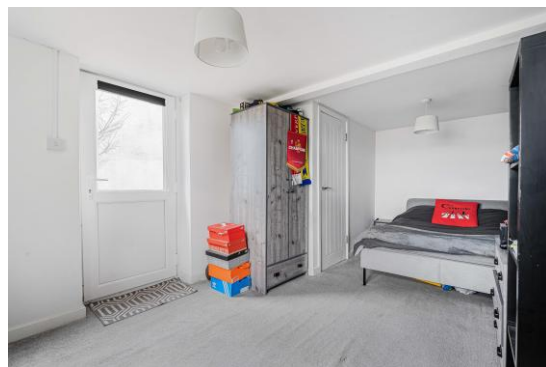
The property is approached off the main road and has ample parking to the front. There are steps down to a drying area, patio area with far reaching views over Newton Abbot and over the surrounding area and a small, raised wall. A wooden gate provides access again onto a patio area with steps down to a lawn area which has a good range of borders, plants and shrubs, boundary fence and again some far outstanding views over the surrounding area of Newton Abbot and towards Haldon and beyond.

## AGENT'S NOTE

Council Tax Band: 'D'

EPC Rating: 'C'

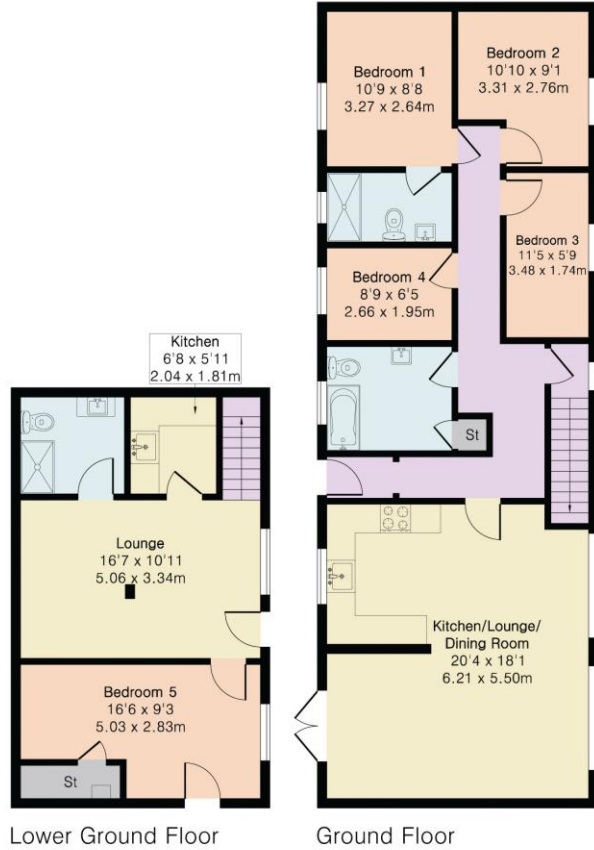
Long Term Flood Risk: Very Low



**Approximate Gross Internal Area 1450 sq ft - 135 sq m**

Lower Ground Floor Area 461 sq ft – 43 sq m

Ground Floor Area 989 sq ft – 92 sq m 



3 Bank Street  
Newton Abbot  
TQ12 2JL

**Tel: 01626 367018**  
sales@samplemills.co.uk

[www.samplemills.co.uk](http://www.samplemills.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	72   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.