

**SAMPLE
MILLS**



**Sorrel Place
Highweek
Newton Abbot
Devon**

£285,000
FREEHOLD





Sorrel Place, Highweek,
Newton Abbot, Devon

£285,000 freehold

A Detached brick built 3 bedroom spacious family house, built by Charles Church, situated in the popular area of Highweek providing easy access to all local facilities, Newton Abbot, A38 and A380 express motorways.

The property accommodation internally comprises entrance hallway with lounge, kitchen/breakfast room, downstairs cloakroom, 3 bedrooms, master with en-suite and family bathroom.

The property has South West facing rear gardens with decking area off the kitchen and off the lounge, lawned garden with fence surround, access to the garage. The garage has power and light, also there is off road parking to the front.



Storm Porch

Glazed door to:

Entrance Hallway

Mat well. Single panelled radiator. Under stairs storage area. Smoke detector. Door through to:

Lounge – 9'10" x 18'7" (3.00m x 5.68m)

Double glazed windows to front. Double panelled radiator. Patio doors to the rear. TV point.

Kitchen/Diner – 9'3" x 18'7" (2.83m x 5.68m)

Incorporates a range of fitted base units with worktop surface areas. Built-in electrical appliance. 4 Ring hob. Stainless steel double oven. Extractor fan. Wall mounted cupboards. Cupboard housing the boiler serving hot water and central heating. Stainless steel drainer with mixer tap over. Double glazed windows to front. Built-in fridge/freezer. Space for dining room table. Radiator. Patio doors onto the rear garden. Concealed lighting to the ceiling.

Downstairs Cloakroom

Low level WC. Wash-hand basin. Single panelled radiator. Fixed mirror.

Staircase to landing

Double glazed windows looking over the rear. Radiator. Smoke detector. Cupboard. Access to loft area. Doors off to:

Bedroom 1 – 9'10" x 15'7" (3.00m x 4.76m)

Radiator. Double glazed windows to front. TV point. Door through to:

En-suite

Obscure glazed window. Low level WC. Wash--hand basin. Shower cubicle with fitted shower.

Bedroom 2 – 9'4" x 11'11" (2.86m x 3.65m)

Facing the front. Double glazed window. Radiator.

Bedroom 3 – 9'4" x 6'2" (2.86m x 1.90m)

Facing the rear. Double glazed window. Radiator. Airing cupboard, tank and shelving.

Bathroom

Comprising panelled bath, shower screen, fitted Mira shower. Tiled walls. Concealed lighting. Obscure glazed window. Fixed mirror. Extractor fan. Chrome fitted ladder radiator.

Outside

The property has a path to the front with open plan garden, tarmac hard-standing, parking to the side for several cars with an attached garage, up and over door, power and light.

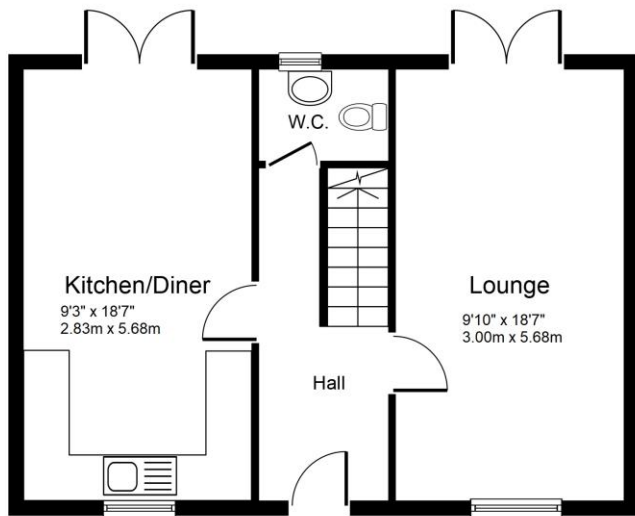
The rear garden, comprises a decking area off the kitchen and lounge, lawned garden, fence surround, open outlook, access into the garage, side path.

AGENTS NOTE

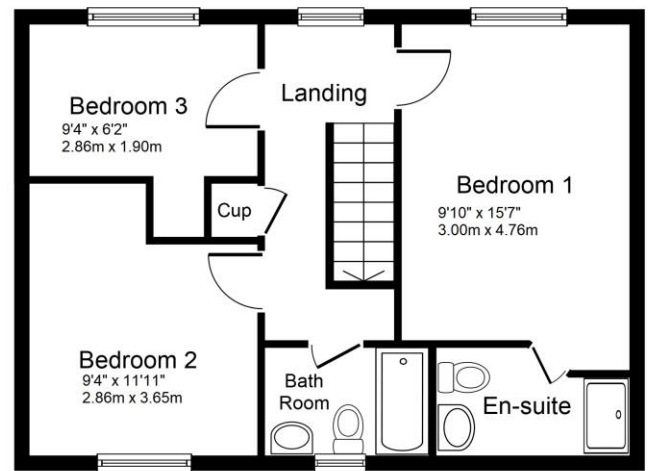
Council Tax Band: D - £1952.31 per annum

EPC Rating: B





Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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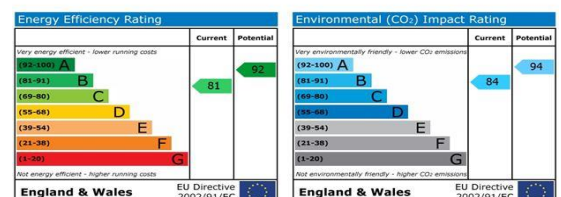
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