

**SAMPLE
MILLS**



**Beacon Drive
Highweek
Newton Abbot
Devon**

£650,000
FREEHOLD

**A substantial 5 bedroom detached executive style house
situated in this sought after location**







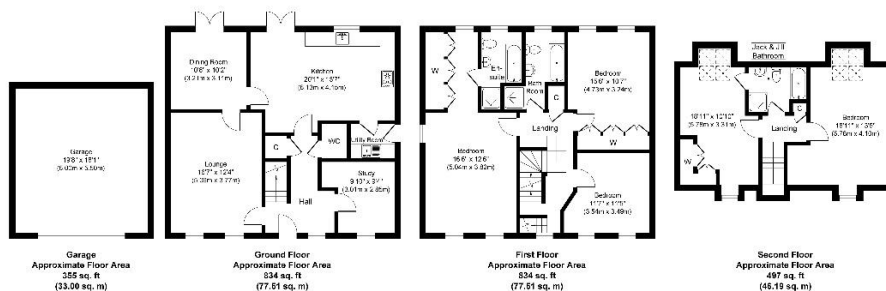
A substantial 5 bedroom detached executive style property situated in the sought after area of Highweek, providing good access for all local amenities.

The property offers spacious family living accommodation which is laid over three levels comprising reception hall, downstairs cloakroom, lounge, snug/dining room, study and large kitchen/breakfast room and separate utility on the ground floor. The first floor has a large master bedroom with dressing area and en-suite, two further bedrooms and a family bathroom. The property has a further floor which has two large dormer bedrooms, both with access to a fully fitted Jack and Jill bathroom.

The property benefits from easy to maintain gardens incorporating a timber decking area running the full width of the property, ideal for alfresco dining. The garden enjoys a pleasant Southerly aspect to enjoy the sun throughout the day.

The property benefits from a double garage with electric up and over door, power and light.

Viewing of this property is highly recommended for those seeking a spacious family house in this sought after area.



ACCOMMODATION

GROUND FLOOR

Storm Porch - Hard wood composite door to:
Entrance Reception Hall
Wooden effect flooring. Mat well. Single panelled radiator. Cross beaded double glazed window to the front. Staircase rising to the first floor. Understairs storage cupboard.
Downstairs Cloakroom
Low level w/c. Wash-hand basin. Radiator. Extractor fan.
Study - 3.01m x 2.85m (9'10" x 9'4")
uPVC double glazed cross beaded window to front. Single panelled radiator.
Lounge - 5.06m x 3.77m (16'7" x 12'4")
Feature log burner, marble surround with mantle over and hearth. Dual aspect double glazed sliding windows to the front. Two double panelled radiators. TV point. Door through to:
Snug/Dining Room - 3.21m x 3.11m (10'6" x 10'2")
Double glazed French windows onto the rear garden. Double panelled radiator.
Kitchen/Breakfast Room - 6.13m x 4.15m (20'1" x 13'7")
Range of quality fitted base units. Integrated fridge, freeze and dishwasher. Built-in stainless steel double oven, 6 ring gas burner with stainless steel extractor hood over. Matching range of wall mounted cupboards with canopy display. Bevel edged part tiled walls. One and a half bowl sink drainer unit with chrome mixer tap over. Granite worktops. Fitted island unit with granite worktop and storage cupboards below. Single panelled radiator. Oak shelving. uPVC double glazed French doors and display windows to side providing access onto the rear garden. Fitted spot lamps. Door through to:
Utility
Marble effect worktop surface area with drainer, stainless steel tap, cupboard housing Logic boiler. Wall mounted cupboards. Plumbing for washing machine and tumble dryer. Radiator. Composite door providing access to the rear.

FIRST FLOOR LANDING

Sweeping balustrade. Thermostat control for central heating. Smoke detector. Single panelled radiator. Display double glazed window. Airing cupboard with Header tank. Staircase leading to Second Floor Landing. Door through to:
Master Bedroom - 5.04m x 3.82m (16'6" x 12'6")
Dual aspect double glazed windows looking over the front. Two radiators. Double glazed window to the side. Further radiator. TV point. Opening onto-
Dressing Area
Triple built-in wardrobes with mirror fronted doors, hanging rails and shelving. Double glazed window to the rear. Single panelled radiator.
En-Suite Bathroom
Large shower cubicle with fitted power shower. Panelled bath. Low level w/c. Wash-hand basin. Tiled walls. Medicine cabinet. Double glazed window. Circular light. Extractor fan. Chrome fitted ladder radiator.
Bedroom 2 - 4.73m x 3.24m (15'6" x 10'7")
Facing the rear. Triple aspect built-in wardrobes, hanging rails and shelving. Double glazed dual-aspect windows looking over the rear. Radiator.
Bedroom 3 - 3.54m x 3.49m (11'7" x 11'5")
Dual aspect double glazed sliding windows to the front overlooking the green. Radiator.
Bathroom
Shower cubicle with power shower. Panelled bath. Low level W/C. Wash hand basin. Tiled walls. Double glazed window. Extractor fan.

SECOND FLOOR LANDING

Skylight window. Useful built-in storage cupboard, shelving.
Bedroom 4 - 5.78m x 4.10m (18'11" x 13'5")
Built-in double wardrobes and corner wardrobes, hanging rails and shelving. Double glazed window looking over the front and over the green. Velux windows looking over the rear with open outlook and views. Double panelled radiator. Door through to:
Jack and Jill Bathroom
Shower cubicle, folding door, power shower. Tiled walls. Wash-hand basin. Low level w/c. Panelled bath. Velux window. Chrome fitted ladder radiator. Door through to:
Bedroom 5/Occasion Room - 5.78m x 3.31m (18'11" x 10'10")
Velux windows to the rear, upper and lower. Dormer window to the front with open outlook. Double panelled radiator.

OUTSIDE

The property has a path leading to the front with wrought iron railings and range of borders and shrubs. There is a tarmacked hard standing to the side with parking for several cars leading to a double garage (6.0m x 5.50m). A wooden gate provides access onto the rear garden, which can also be accessed from the snug/dining room and the kitchen/breakfast room. There is a large timber decking area running the full width of the property with steps leading down to an enclosed lawn area which is walled in, with a good range of mature borders, shrubs and plants. The rear garden enjoys a sunny Southerly aspect ideal for alfresco dining.

AGENT'S NOTE

Council Tax Band: 'F' £3921.36 for 2026/27 EPC Rating: 'B' Long Term Flood Risk: Very Low

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 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.

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