

**SAMPLE
MILLS**



**Randolph Court
The Churchills
Highweek
Newton Abbot**

£385,000
FREEHOLD





Randolph Court, The Churchills, Highweek, Newton Abbot

£385,000 freehold

This extended Detached family home is situated in a cul-de-sac in the popular area of The Churchills in Highweek, close to open countryside with pleasant walks on hand, primary and secondary schools, and within easy walking distance into Newton Abbot town centre with its further range of facilities, including further shops, doctors surgery, mainline railway station, etc.

The full extended accommodation comprises entrance hall, cloakroom, lounge/dining room and extended kitchen/breakfast room. On the first floor there are 4 bedrooms, one of which could be used as an office, en suite shower room to the master bedroom, and family bathroom/wc.

The property also has the benefit of gas central heating, uPVC double glazing and well laid out gardens to the front and rear. There is also an integral garage with an automatic up and over door, plus off road parking for several vehicles.

The property would be an ideal family home and must be viewed to be appreciated.



uPVC part double glazed door opening through to

ENTRANCE HALL

Double panelled radiator. Tiled floor. Coving to ceiling. Understairs storage cupboard. Staircase rising to first floor. Door to

CLOAKROOM

Low flush suite. Inset wash hand basin with cupboard space below. Part tiled walls. Obscure uPVC double glazed window. Built in cloaks cupboard. Tiled floor.

LOUNGE/DINING ROOM

Coal effect electric fire set within a stone fireplace on tiled hearth extending one side forming TV display stand. 2 radiators. TV point. uPVC double glazed window to side. Coving to textured ceiling. uPVC double glazed sliding patio doors to rear garden. Telephone point.

KITCHEN/BREAKFAST ROOM

Inset 1 ½ bowl sink unit incorporating a waste disposal unit with mixer taps over. Comprehensive range of fitted matching wall and base units. Granite worktop surfaces incorporating splashback areas. Integrated dishwasher. Plumbing for automatic washing machine. Integrated fridge/freezer. Double panelled radiator. Cupboard housing gas boiler for hot water and central heating system. Tiled floor. Spotlight points. Built in 4 ring halogen hob with extractor hood above. Built in electric oven. Integrated microwave. uPVC double glazed sliding patio doors to the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Hatch to loft space.

BEDROOM 1

uPVC double glazed window to front. Range of fitted wardrobes with bridging units over and bedside cabinets with courtesy reading lights. Single panelled radiator. Coving to ceiling. Door to

EN SUITE SHOWER ROOM

Tiled shower cubicle with fitted shower. Pedestal wash hand basin. Low level WC. Fully tiled walls. Heated towel rail. Extractor fan. Shaver point. Tiled floor.

BEDROOM 2

uPVC double glazed window to two aspects. Single panelled radiator. Built in wardrobe. TV point.

BEDROOM 3

uPVC double glazed window to two aspects overlooking the front and side benefitting from uninterrupted views towards Highweek Church. Single panelled radiator. Coving to ceiling.

BEDROOM 4/OFFICE

uPVC double glazed window overlooking the front. Single panelled radiator.

BATHROOM

Panelled bath with shower and mixer tap attachment. Pedestal wash hand basin. Low level WC. Single panelled radiator. Part tiled walls. Obscure uPVC double glazed window.

OUTSIDE

To the front of the property is a garden laid to two lawned areas with a mature tree. Side gate providing access to the rear.

The rear garden has been extremely well landscaped and has a raised area which has been laid to decking which leads from the dining area onto an area laid to patio. Garden shed. There a further area laid to gravel with steps leading up to a further gravelled area, all providing ease of maintenance. There is also a seating area and a further decked area at the rear of a second shed which has uPVC double glazed window, power and light connected. Outside tap. Outside light.

GARAGE

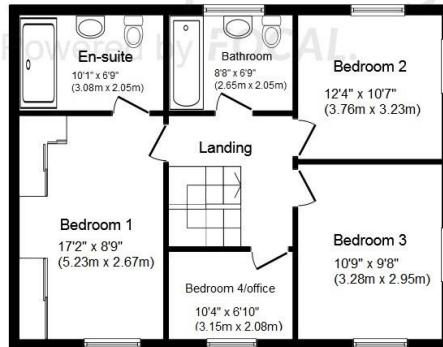
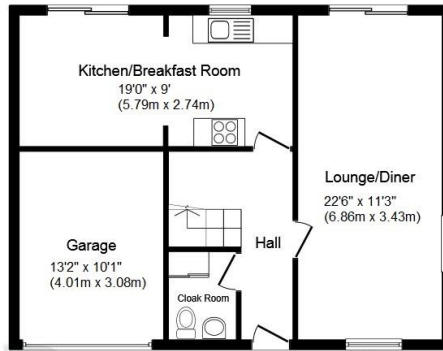
Automatic up and over door, plus off road parking for several cars.

AGENTS NOTE:

Council tax band: 'D' £2026.44 for year 20/21.

EPC rating: 'D'





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

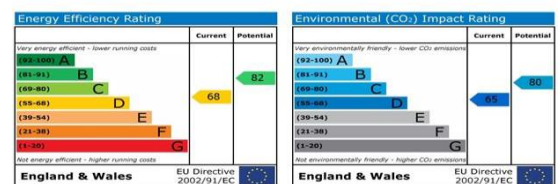


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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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