



**SAMPLE
MILLS**

**Meadow Rise
Highweek
Newton Abbot
Devon**

£265,000

FREEHOLD





**Meadow Rise, Highweek,
Newton Abbot, Devon**

£265,000 freehold

An attractive Detached 3 bedroom home, sold with **NO ONWARD CHAIN**, occupying a larger than average size plot which is situated in the popular area of Highweek with easy access to the A38, A380, all local facilities, shops, schools, main rail line links to London Paddington.

The accommodation internally comprises entrance hallway with downstairs cloakroom, kitchen/diner, lounge, 3 bedrooms, master with en-suite, and a separate family bathroom.

The property has an excellent garden to the rear which is walled, secluded and surrounded with a stoned patio area with wrought iron railing, access to the garage and lawned garden. There is also side access.

The property, which was built by Persimmon Homes, has been finished to a high standard with quality fitted kitchen/diner and access onto the larger than average sized walled in rear garden, that also provides access to the garage, plus parking. There is an extended patio area with lawned gardens.

Viewing is highly recommended.



Glazed door to:

Entrance Hallway

Wooden effect flooring. Single panelled radiator. Smoke detector. Under stairs storage. Thermostat control for central heating.

Downstairs Cloakroom

Low level WC. Wash-hand basin. Extractor fan. Consumer box. Radiator. Door to:

Kitchen/Diner – 18'7" x 8'1" (5.66m x 2.46m)

Range of fitted base units with rolled edge worktop surface areas. Stainless steel drainer 1½. Built-in single oven and 4 ring hob. Extractor fan over. Range of wall mounted cupboards. Cupboard housing the electric multi boiler serving hot water and central heating. Tiled walls. Wall mounted cupboards. Double glazed windows. Wooden effect flooring. French patio doors onto the rear garden. Radiator. Door through to:

Lounge – 18'7" x 9'7" (5.51m x 2.92m)

uPVC double glazed windows to front. Radiator x 2. Double glazed windows to side. TV point. BT point.

Staircase rising to the Landing

Access to loft area. Airing cupboard, shelving. Doors off to:

Bedroom 1 – 13'8" x 10'0" (4.17m x 3.05m)

Double glazed windows to side. Single panelled radiator. TV point.

En-Suite

Wash-hand basin. Shower cubicle. Low level WC. Obscure glazed window. Fixed medicine cabinet. Concealed lighting. Extractor fan.

Bedroom 2 – 9'8" x 8'4" (2.95m x 2.54m)

Double glazed window to the rear. Single panelled radiator.

Bedroom 3 – 8'7" x 8'0" (2.62m x 2.44m)

Double glazed windows to the front. Single panelled radiator.

Bathroom

Comprising 3 piece suite. Paneled bath. Low level WC. Wash-hand basin. Tile effect lino. Medicine cabinet. Obscure glazed window. Concealed lighting. Shaver light and socket. Fitted shower.

OUTSIDE

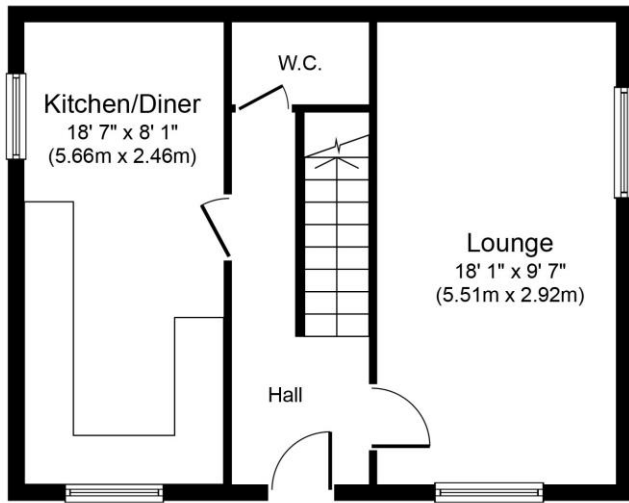
The property benefits from 2 allocated parking spaces and a garage. A path leads to the front and the rear garden is accessed off the dining room, and a rear wooden gate which features a larger than average size rear walled in garden with an extended patio area that has access onto the garage, plus parking.

AGENTS NOTE

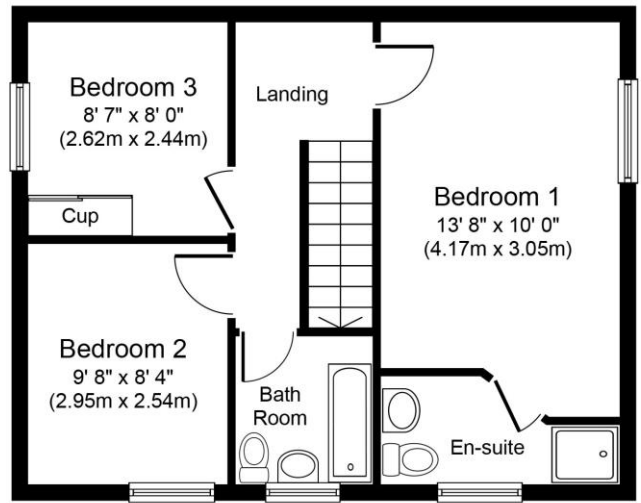
Council Tax Band: D - £2026.44 for 2020/21

EPC Rating: B





Ground Floor
Approximate Floor Area
441 sq. ft.
(41.0 sq. m.)



First Floor
Approximate Floor Area
441 sq. ft.
(41.0 sq. m.)

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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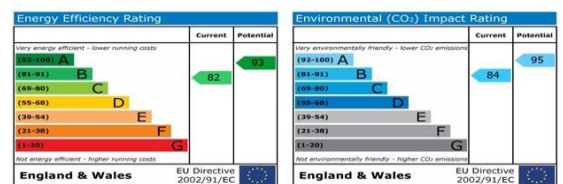
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