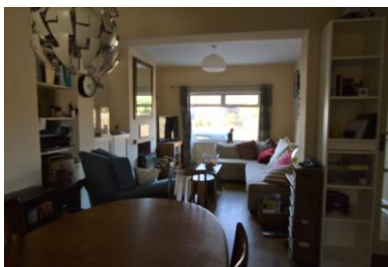




Mile End Road, Highweek, Newton Abbot, Devon

£170,000 Freehold



SAMPLE MILLS & Co.



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Newton Abbot, Devon**

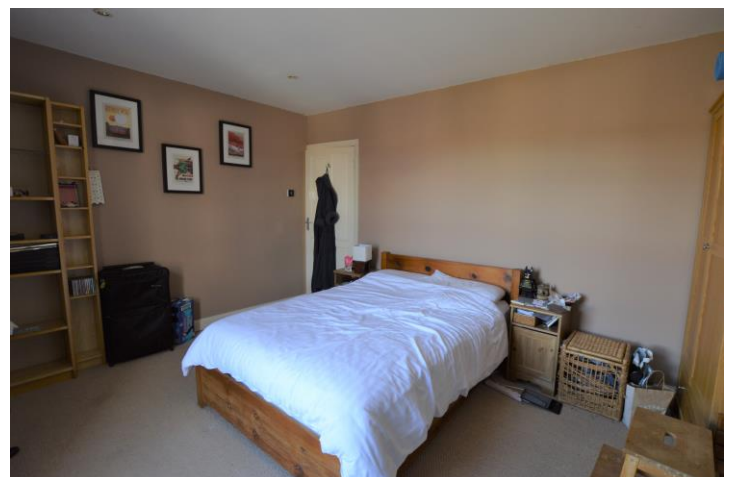
£170,000 Freehold

An attractively presented and spacious Mid Terrace Cottage situated on a level plot within the popular residential area of Highweek, giving good access to local Schools and bus services. Newton Abbot town centre and all its amenities is only a short drive away.

The accommodation is modern throughout and comprises entrance hall, lounge with fitted wood burner, dining room, refitted modern kitchen with built in appliances, refitted modern bathroom and 2 double bedrooms. Gas central heating and uPVC double glazing are installed.

A real feature of the property is the generous sized level rear garden with the added benefit of a full width workshop/playroom.

Viewing is highly recommended.



Canopy Porch

uPVC obscure double glazed door giving access to:

Entrance Hallway

Radiator. Wood effect laminate flooring. Timber framed glazed door leading to:

Dining Room – 12’6” x 10’6” (3m 81cm x 3m 20cm)

Staircase rising to the First Floor with under stairs cupboard. Telephone point. Radiator. Wood effect laminate flooring. Built in double cupboard with sliding doors and fitted shelving with further cupboards above. Fitted shelving. Archway leading through to:

Lounge – 10’11” x 10’4” (3m 33cm x 3m 15cm)

uPVC double glazed window to front aspect. Telephone point. Radiator. Wood effect laminate flooring. Built in base cupboards. Wall lights. Fitted wood burner with attractive hearth. TV point.

Kitchen – 8’4” x 7’2” (2m 54cm x 2m 18cm)

uPVC double glazed window to rear aspect overlooking the rear garden. Stainless steel single drainer single bowl sink inset with laminate worktops and part tiled walls. A range of modern matching high gloss base cupboards and fitted matching wall cupboards. Wine rack. Inset stainless steel 4 ring gas hob with stainless steel extractor hood above and integrated stainless steel electric oven below. Plumbing for washing machine. Integrated fridge. Wood effect laminate flooring. Radiator. Double timber doors leading to:

Family Bathroom

uPVC obscure double glazed window. Part tiled walls. Panelled bath with tiled side panel and Victorian style shower over and further electric shower above. Pedestal wash hand basin. Wall mounted mirror. Timber panelled ceiling. Tiled flooring. Wall mounted heated towel rail. Low level WC.

First Floor Landing

Glazed window to rear aspect. Access to insulated loft space.

Bedroom 1 – 14’2” x 10’10” (4m 32cm x 3m 30cm)

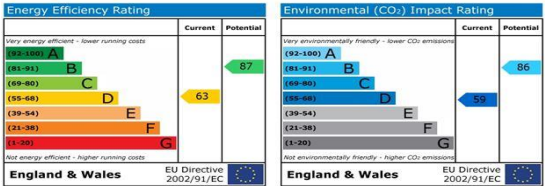
uPVC double glazed window to front aspect. Radiator. TV point. Inset spotlights. Fitted original cast iron fireplace.

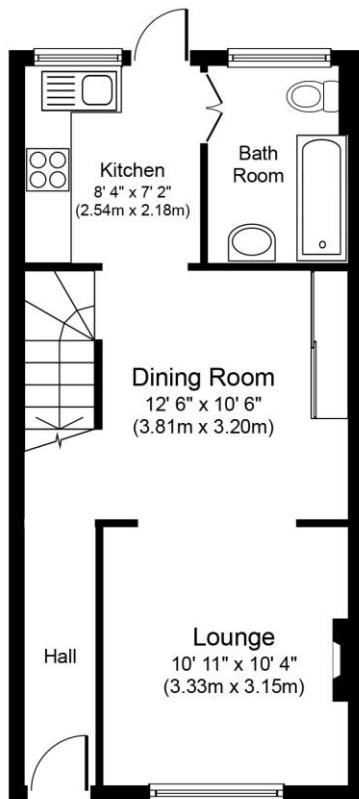
Bedroom 2 – 10’6” x 9’6” (3m 20cm x 2m 90cm)

uPVC double glazed window to rear aspect with far reaching countryside views and overlooking the rear garden. Radiator. Wood effect laminate flooring. Built in double wardrobes with hanging space and a further single wardrobe with fitted shelving and housing wall mounted gas boiler operating the hot water and gas central heating. Further fitted shelving.

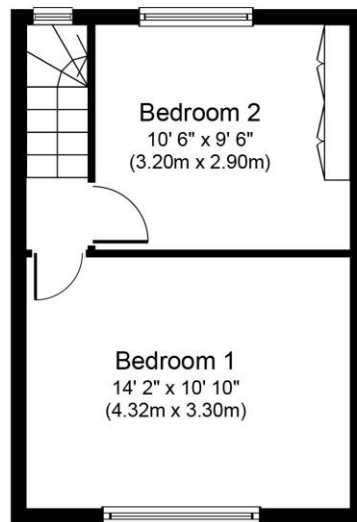
OUTSIDE

The rear garden has been attractively landscaped being laid firstly to a generous expanse of paved patio. Outside tap. External lighting. Access to the Kitchen via uPVC obscure double glazed door. The garden continues to a stone chipped area with bordering flower beds incorporating a variety of attractive bedded plants with railway sleepers leading to a further expanse of paved patio found to the rear of the property with access to a full width workshop currently used as playroom, via a set of uPVC double glazed French patio doors. The workshop measures 17’10" x 9’6" narrowing to 7’8" with wood effect laminate flooring, inset spotlights, timber door leading to a storage room with power points, lighting, ideally used as a Utility area.

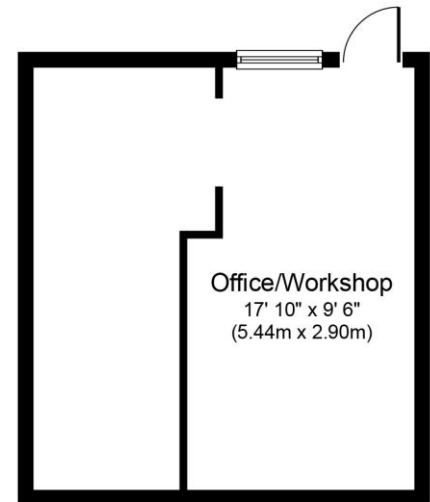




Ground Floor
Approximate Floor Area
415 sq. ft.
(38.6 sq. m.)



First Floor
Approximate Floor Area
279 sq. ft.
(25.9 sq. m.)



Outbuilding
Approximate Floor Area
286 sq. ft.
(26.6 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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3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

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