

**SAMPLE
MILLS**



**Western Drive
Highweek
Newton Abbot
Devon**

£275,000
FREEHOLD





**Western Drive, Highweek, Newton
Abbot, Devon**

£275,000 freehold

This extended Semi-Detached family home situated in the popular area of Highweek on the edge of Newton Abbot close to both primary and secondary schools, the leisure centre and gaining easy access into Newton Abbot town centre with its further range of facilities and amenities including doctors, schools, bus and railway services to nearby towns, cities and villages.

The full accommodation comprises an entrance hall, lounge, separate dining room and fitted kitchen. On the first floor, are 4 bedrooms and a shower room and WC.

The property also has gas central heating, uPVC double glazed windows, a garden to the front and rear, and off road parking.



uPVC double glazed door opening through to:

Entrance Porch

uPVC double glazed window to front. Built-in cupboard (subject to regulations, a downstairs cloakroom could be constructed). Part glazed double doors opening through to:

Entrance Hall

Radiator. Built-in storage cupboard. Laminate flooring. Staircase rising to first floor. Door opening through to:

Lounge – 20'0" x 10'10" (6.10m x 3.30m)

Wood burner set within feature fireplace on slate hearth with exposed Oak beam over. Two double panelled radiators. uPVC double glazed windows to two aspects overlooking the front and rear. TV point. Laminate flooring. Coving to ceiling. Telephone point. Part glazed door opening through to:

Extended Kitchen – 17'8" X 7'7"

Inset stainless steel 1½ bowl single drainer single unit with mixer taps. Fitted matching wall and base units, one of which houses the gas boiler for hot water and central heating system. Plumbing for washing machine. Recess for further appliance. Integrated dishwasher. Space for fridge/freezer. Built-in 4 ring gas hob with extractor hood above and electric oven beneath. Worktop surface areas. Partly tiled effect walls. Spotlight points. Tiled floor. Radiator. uPVC double glazed door to the rear garden.

Dining Room (formerly the Garage) 15'5" x 8'2" (4.70m x 2.50m)

uPVC double glazed window to front aspect. Laminate flooring. Radiator. Coving to ceiling.

First Floor Landing

Spacious landing (formerly the third bedroom). Radiator. uPVC double glazed window to front. Hatch to roof space.

Inner Landing

Hatch to roof space. The loft space is fully boarded and insulated.

Bedroom 1 – 12'6" x 10'10" (3.80m x 3.30m)

Built-in wardrobes. Single panelled radiator. TV point. uPVC double glazed window to front.

Bedroom 2 – 10'10" x 7'7" (3.30m x 2.30m)

Single panelled radiator. uPVC double glazed window overlooking the rear garden. Coving to ceiling.

Bedroom 3 – 9'2" x 8'6" (2.80m x 2.60m)

uPVC double glazed window to rear. Single panelled radiator.

Bedroom 4 – 10'10" x 8'6" (3.30m x 2.60m)

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

Bathroom – 9'2" x 7'3" (2.80m x 2.20m)

Improved 4 piece bathroom suite comprises panelled bath with mixer taps, shower cubicle with fitted shower, inset wash-hand basin with cupboard space below and low level WC. Heated towel rail. Obscure uPVC double glazed window. Tiled walls. Tiled floor.

OUTSIDE

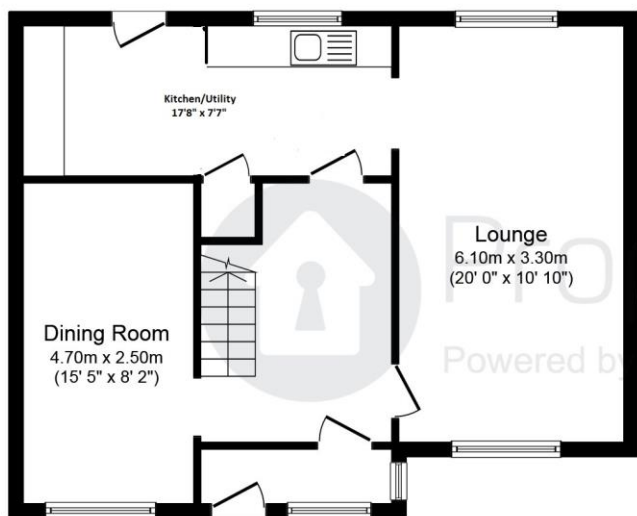
To the front of the property, is a raised area where there is an area laid to patio, where there is also hedgerow and storage. A side gate provides access to the rear where there is an area laid to patio onto a garden predominately laid to lawn with various bushes, trees, plants and shrubs. There is also a garden shed and off road parking for several cars.

AGENTS NOTE

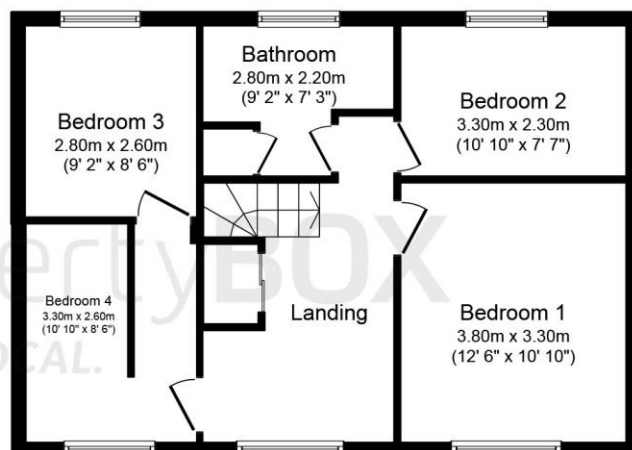
Council Tax Band: 'C' £1801.28 for 2020/21

EPC Rating: 'D'





Ground Floor



First Floor

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

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3 Bank Street
Newton Abbot
TQ12 2JL

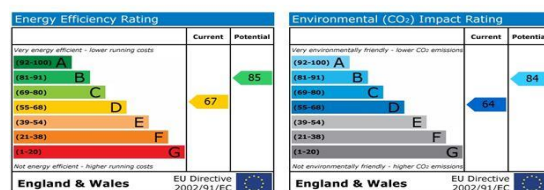
Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

rightmove

Zoopla.co.uk

PrimeLocation.com



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.

S712 Ravensworth 0191 917 9331