

# SAMPLE MILLS & Co.

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Clover Way  
Highweek  
Newton Abbot

Price **£300,000**

[www.samplemills.co.uk](http://www.samplemills.co.uk)

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ABOUT THE PROPERTY:

Sample Mills & Co. have pleasure in offering this immaculately presented 3 bedroomed detached home built by Messrs Redrow Homes approximately 5 years ago and has been improved by its present owners. The design is the Warwick and was very popular when the site was launched.

The full accommodation comprises an entrance hall, lounge with bay window and improved limestone fireplace, downstairs cloakroom, Symphony fitted kitchen/dining room with soft closing doors and drawers, with oak effect worktop surfaces, integrated appliances including top of the range Siemens self cleaning built-in multi function ovens, induction hob and hood, and cupboard housing plumbing for washing machine, and double doors opening to a quality built conservatory which enjoys the benefits from a south facing garden.

From the entrance hall, a staircase with attractive glass panels providing light and air rises to the first floor where there are 3 bedrooms, 2 of which have fitted wardrobes and the master having an en-suite with ceramic tiled floor and fitted units offering lots of storage, a family bathroom with fitted shower and ceramic tiled floor with further units for storage.

The property also has gas central heating, uPVC double glazing, alarm system, internal spotlights to kitchen and wet areas, security external lighting, a garage plus parking and gardens to the front and rear.

Forming part of this modern residential development on the edge of Newton Abbot with its primary and secondary schools, shopping facilities, sports centre and railway station providing rail links to nearby towns and cities.

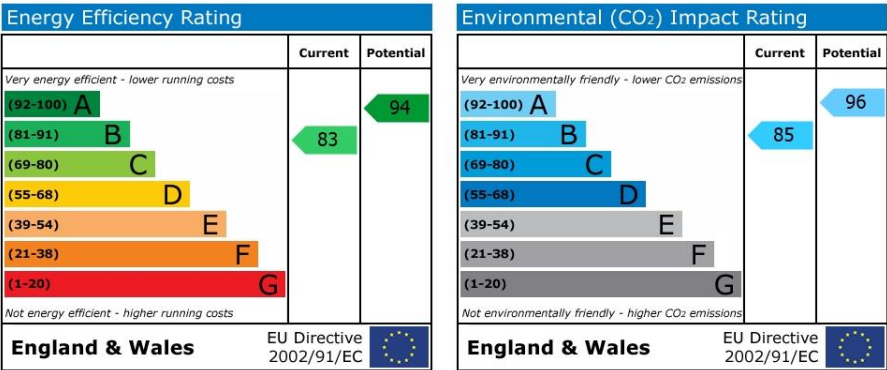
Being offered with NO ONWARD CHAIN viewing is highly recommended to appreciate the delights this home has to offer.

Directions

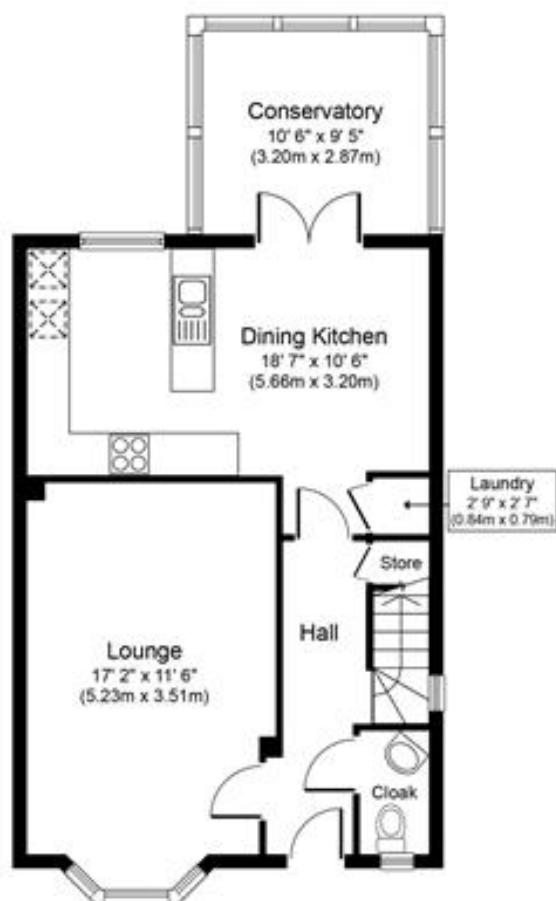
From Newton Abbot Town Centre head west on East St/A381 toward Carlisle St. Turn right onto Salem Pl/A382. Turn left onto Highweek St/A382. At the roundabout, take the 1st exit onto Ashburton Rd/A383. Turn right onto Meadow Rise, Meadow Rise turns left and becomes Clover Way.

Disclaimer

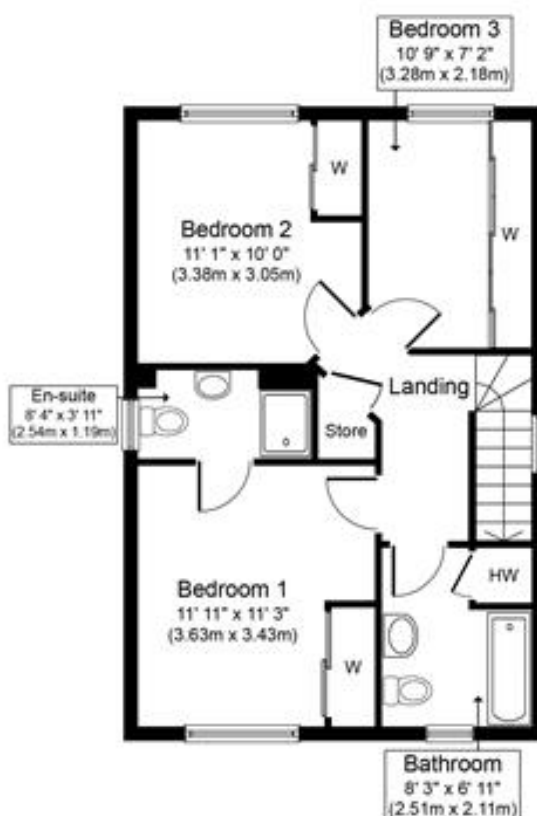
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**Ground Floor**  
**Approximate Floor Area**  
**634 sq. ft.**  
**(58.9 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**509 sq. ft.**  
**(47.3 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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