



Clover Way, Highweek, Newton Abbot, Devon

£300,000 freehold



SAMPLE MILLS & Co.



**Clover Way, Highweek,
Newton Abbot, Devon**

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A spacious 3 bedroomed Detached property situated on the popular Redrow Development occupying a level location providing easy access for all local facilities, shops, schools, A38, M5 and main rail line London/Paddington.

The property, which is sold with **NO CHAIN**, is situated in a popular location and offers ample spacious family accommodation.

Internally the property comprises spacious entrance hallway with downstairs cloakroom, lounge, a spacious kitchen/dining area providing access onto the rear enclosed garden, upstairs the property benefits from 3 bedrooms, the master having built in wardrobes with en-suite facility, the 2 further spacious bedrooms, and a separate family bathroom. The bathroom comprises of a 3 piece suite with shower screen and power shower. The property has ample off road parking to the front, with an open plan lawned garden, and enclosed level rear walled garden with side access and patio area.

Viewing of the property is highly recommended.



Entrance Hallway

Under stairs storage cupboard, radiator, staircase to landing, window.

Downstairs Cloakroom

Low level wc, obscure uPVC double glazed window, wash-hand basin, radiator, coat hook, shelving, concealed box.

Lounge

Cross beaded uPVC double glazed windows, looking over the front, double glazed cross beaded window to the side, tv points, radiator.

Kitchen/Dining Room

The kitchen area incorporates a range of fitted edged units with pull-out drawers, wooden worktop surface areas, built-in electric Smeg hob with stainless steel splash back and extractor fan over, range of wall mounted storages cupboards, pull-out larder with storage cupboards below and over, built-in fridge and built-in freezer, stainless steel fan assisted oven with a Smeg built-in microwave, storage cupboards below and over. uPVC double glazed window which is at the side and the rear, and a further range of fitted base units with stainless steel drainer one and a half with chrome mixer tap over, and breakfast bar to the side.

The dining area with uPVC double glazed French windows providing access onto the rear garden.

Laundry Room

Which has plumbing for a washing machine.

Off the Hallway

Staircase leads to landing with 2 uPVC double glazed windows making this light and airy, access to the loft area, radiator, built-in airing cupboard with wall mounted Ideal boiler, serving hot water and central heating, doors off to:-

Bedroom 1

Cross beaded uPVC double glazed windows which look over the front, with views over the surrounding area, radiator, built-in wardrobes, door off to:-

En-Suite

Which comprises of shower cubicle with chrome fitted Mira shower with sliding door, tiled walls, low level wc, wash-hand basin, cross beaded uPVC double glazed window to the side, shaving light and socket, fixed mirror.

Bedroom 2

uPVC double glazed window looking over the rear, with a single paneled radiator.

Bedroom 3

uPVC double glazed window to the rear, spacious room, single paneled radiator.

Bathroom

Comprises of a 3 piece suite, paneled bath, wash-hand basin, low level wc, fixed mirror, obscure cross beaded double glazed uPVC window looking over the front, extractor fan, circular fitted light, shower screen next to the bath, chrome attachment and fitted chrome Mira shower. Built-in airing cupboard.

Outside

To the front the property has good off road parking for several cars, a path with wrought iron railings leading to the front door, lawned garden with hedgerow and tree.

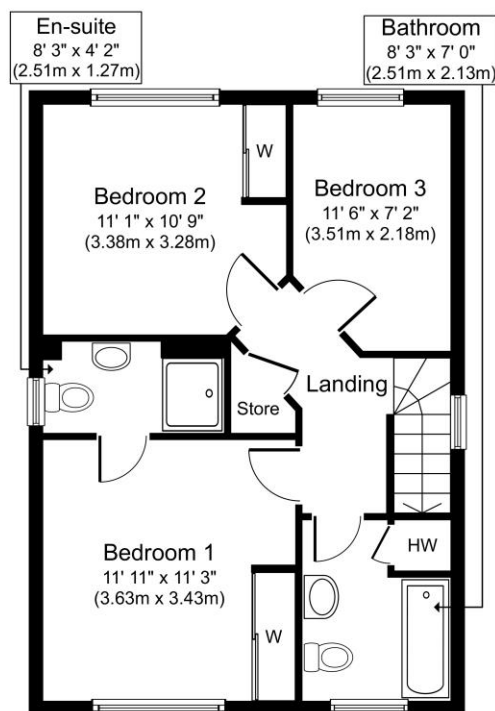
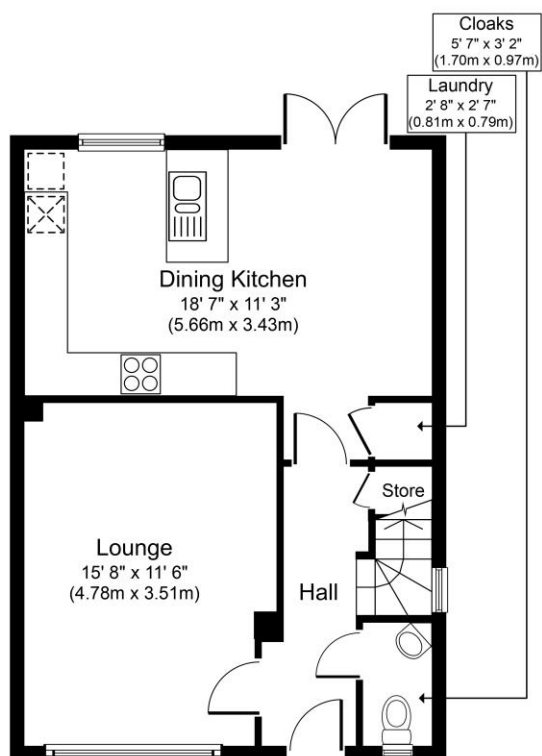
The rear garden is walled and fenced around with lawned area and patio area, with outside water tap and outside lights and sockets.

Attached Garage

With up and over door, light and power.



Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		95
(81-91) B			(81-91) B	85	
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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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