



**SAMPLE
MILLS**

**Highweek Road
Newton Abbot
Devon**

£150,000
FREEHOLD





Highweek Road, Newton Abbot,
Devon

£150,000 freehold

An excellent investment opportunity, this older style mid terrace property is situated just off the town centre of Newton Abbot, within easy access for all local amenities.

The property offers spacious accommodation throughout comprising open plan lounge/ dining room, kitchen, conservatory/sun room, 2 double bedrooms and a good size family bathroom.

The property benefits from a South facing rear courtyard, gas central heating and uPVC double glazing.



uPVC double glazed door with glazed upper leading into

ENTRANCE HALL

Radiator. Mains smoke detector. LED downlighters. Staircase rising to the First Floor. Door off to

LOUNGE/DINING ROOM

DINING AREA 14'2" by 12'4" (4m 32cm x 3m 76cm) into recess

uPVC double glazed window to front aspect. Radiator. Laminate flooring. Squared arch through to

LOUNGE AREA 13'0" by 12'4" (3m 96cm x 3m 76cm)

uPVC double glazed window to rear aspect. Feature cast iron fireplace with carved Oak surround, tiled insert and raised hearth. Recesses to either side of chimney breast. Picture rail. Radiator. Understairs recess with consumer unit, storage area and security light timer. TV point. Telephone point. Door to

KITCHEN 12'0" by 7'8" (3m 66cm x 2m 34cm)

uPVC double glazed windows to rear and side aspects. Range of fitted base units with rolled edge worktop surface areas. One and a half bowl stainless steel sink unit. Matching range of wall mounted cupboards. Gas cooker point. Wall mounted oiler serving hot water and gas central heating. Concealed lighting. Glazed door leading to

CONSERVATORY/SUN ROOM 9'7" by 7'3" (2m 92cm x 2m 21cm)

uPVC double glazed windows and double doors overlooking and leading onto the rear courtyard garden. TV point. Fitted spotlamps. Large opening roof vent.

FIRST FLOOR ACCOMMODATION

HALF LANDING:-

LED downlighters. Mains smoke detector. Access to loft area. Steps up to Main Landing.

BATHROOM 11'3" by 7'7" (3m 43cm x 2m 31cm)

uPVC obscure double glazed window. Corner bath. Wash hand basin. Low level WC. Wall mounted bathroom cabinet. Shaver light and socket. Built in airing cupboard with fitted shelving, radiator. Part tiled walls. Radiator.

MAIN LANDING

Doors off to Bedrooms. Thermostat control for central heating. Access to fully floored and part shelved loft area.

BEDROOM 1 11'6" by 11'6" (4m 88cm x 3m 51cm)

uPVC double glazed window to front aspect. Feature cast iron fireplace with wooden surround. Recess to one side. Built in double wardrobe with hanging rail.

BEDROOM 2 11'6" by 10'6" (3m 51cm x 3m 20cm)

uPVC double glazed window to rear aspect.

OUTSIDE

To the rear of the property is a South facing courtyard garden being paved with raised walls providing much privacy and seclusion. External lighting. External power points. External sun canopy. Wooden gate gives access to the rear service lane.





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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.

