



**SAMPLE
MILLS**

**Meadow Rise
Highweek
Newton Abbot
Devon**

£225,000
FREEHOLD





**Meadow Rise, Highweek, Newton
Abbot, Devon**

£225,000 freehold

A modern Semi-Detached spacious 2 bedroom property that has been extended by the present occupiers and is situated in the popular area of Highweek, providing easy access for all local amenities to include A38, A380, M5 motorway, whilst also having easy access for the town centre and all its local facilities and the main rail line to London Paddington.

The accommodation internally comprises entrance hallway, downstairs cloakroom, cloak cupboard, kitchen with fitted appliances, large lounge with extension and dining area with double glazed Velux windows and French patio doors onto the rear garden. Upstairs, there are 2 double bedrooms, 1 with built-in wardrobes and 1 with a recessed dressing area. The bathroom has a 3 piece suite with shower screen and power shower.

Further benefits include uPVC double glazing, gas central heating, parking to the side and gardens to the front and rear.

For those seeking a modern property, this property is well worth viewing and offers spacious accommodation throughout.

Viewing of this property is highly recommended.



Storm Porch

Glazed door through to:

Entrance Hallway

Wooden effect flooring. Understairs storage. Cloak cupboard with electric meter. Radiator with wooden covering. Spot lamps.

Utility Area

Plumbing for washing machine. Shelving. Extractor fan.

Downstairs Cloakroom

Low level WC. Fitted spot lamps. Wash-hand basin. Tiled splashback. Mirror. Wooden effect flooring.

Arch through to:

Kitchen Area – 7'2" x 6'1" (2.18m x 1.85m)

Incorporating a range of fitted base units with worktop surface areas. Built-in dishwasher. Fixed 4 ring hob with stainless steel splashback and canopy over. Built-in double oven. Built-in fridge and freezer. Storage cupboard. Cross beaded double glazed windows to the front.

Lounge Area – 12'11" x 12'7" (3.94m x 3.84m)

Wooden effect flooring. TV point. Radiator x 1. Squared arch through to:

Extension/Dining Room – 9'2" x 8'0" (2.79m x 2.44)

uPVC double glazed French windows and display windows to the side. Concealed lighting.

From the hallway, wooden balustrade with railings leading to the landing

Radiator. Access to loft area. Smoke detector. Built-in airing cupboard with Logic boiler serving hot water and central heating. Doors off to:

Master Bedroom – 12'4" x 9'0" (3.76m x 2.74m)

Built-in double wardrobes with mirror doors, hanging rails and shelving. uPVC double glazed windows to the rear. Single panelled radiator. Further recessed area that could have more built-in units. Single panelled radiator.

Bedroom 2 – 12'7" x 8'0" (3.84m x 2.44m)

Cross beaded double glazed window looking over the front. Recessed area. Built-in storage cupboard.

Bathroom – 6'6" x 5'8" (1.99m x 1.73m)

3 Piece suite. Panelled bath. Shower screen. Tiled walls. Fitted chrome Mira power shower. Partly tiled walls. Shaver point and socket. Double glazed window to the side. Chrome ladder radiator.

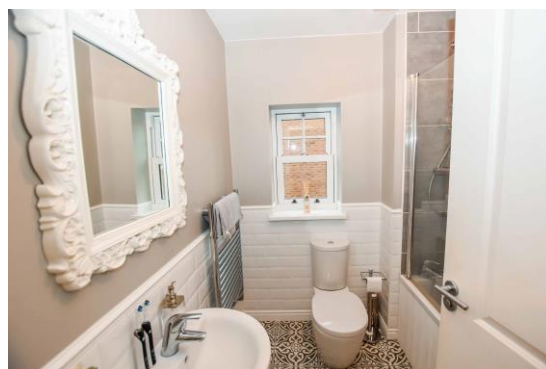
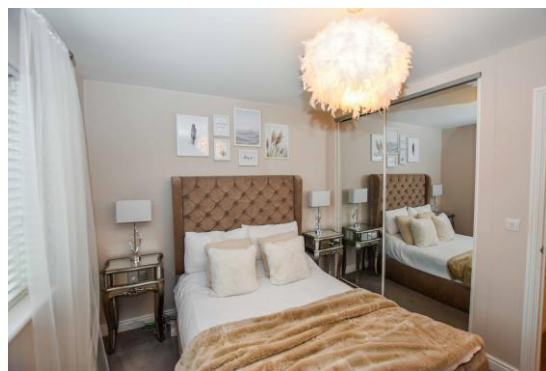
OUTSIDE

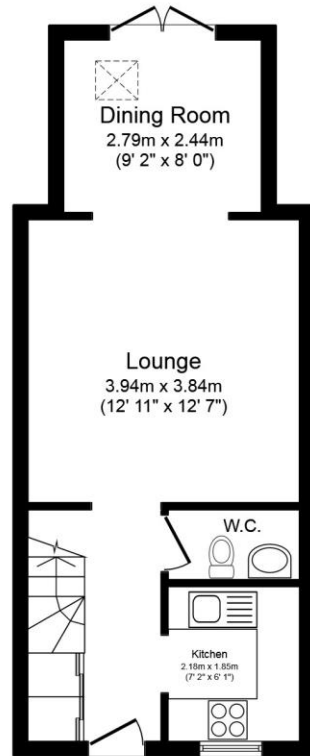
To the front of the property, there is a path leading to the front with a range of borders, shrubs and flowering plants. The property has ample parking to the side. The rear garden, which has side access and access off the rear dining area, has a patio area, lawned garden and a fence surround with a built-in seating area.

AGENTS NOTE

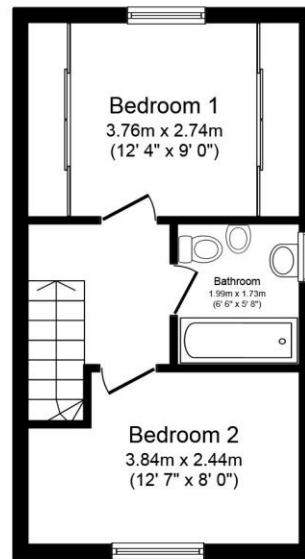
Council Tax Band: 'B' £1576.12 for 2020/21

EPC Rating: B'





Ground Floor



First Floor

Total floor area 63.7 sq. m. (686 sq. ft.) approx

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

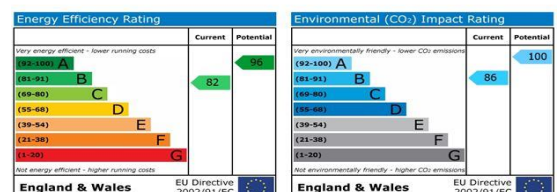
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

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