



## The Churchills, Newton Abbot

3x  1x 

ENERGY  
RATING  
D55

- Video Walk-through Available
- Superb Detached Bungalow
- 3 Bedrooms
- 2 Reception Rooms
- Modern Kitchen & Separate Utility

- Fabulous Bathroom with Walk-in Shower
- Tucked Away Position
- Driveway & Garage
- The Churchills Location

**Guide Price:**  
**£450,000**  
FREEHOLD



# 1 Chartwell Drive The Churchills, Newton Abbot, TQ12 1QN



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER



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A beautifully presented and tastefully modernised detached bungalow situated in a quiet and tucked away location within The Churchills enjoying views towards Highweek Church and surrounding countryside. This attractive bungalow has been much improved over recent years and is in show home condition throughout.

The property is situated on a small private drive within 'The Churchills' development which is a sought-after location within Highweek and popular because of its convenient position, close to local primary and secondary schools. Highweek also offers a village hall, church, village pub and convenience store and is within walking distance of the town centre, hospital and leisure centre. For commuters it is within a 10-minute drive of the A38 Devon Expressway to Plymouth and Exeter. Newton Abbot also has a mainline railway station, various parks, sporting facilities and supermarkets.

**The Accommodation:** A composite part obscure double glazed entrance door with obscure double glazed side panel lead to a spacious reception hallway with engineered wood flooring, storage cupboard, access to loft and a cloakroom/WC with modern suite comprising low level WC, wash basin and obscure-glazed window. The lounge is a spacious dual-aspect room with two windows to side and French doors leading to outside, feature fireplace with inset gas living flame coal-effect fire with wall lights and engineered wood flooring. An arch leads to the dining room which is dual aspect and enjoys superb views towards Highweek Church and fields around, further window to front and engineered wood flooring. The kitchen has been extensively fitted with a modern range of wall and base units with rolled edge work surfaces and matching splashback, inset single drainer sink unit, integrated double oven, hob and dishwasher, window to rear and opening to the utility room with matching base units with rolled edge work surface and matching splashback, space for fridge/freezer and plumbing for washing machine, wall mounted gas boiler, storage cupboard and door to outside.

Bedroom one has a window to rear, range of fitted wardrobes, engineered wood flooring and door to an en-suite bath/shower room which is Jack and Jill off the entrance hall and refitted with a modern white suite comprising panelled bath with mixer tap and shower attachment, separate walk-in shower

cubicle, low level WC, vanity wash basin, heated towel rails, wood panelling to dado level, spotlights and obscure-glazed window. Bedrooms two and three both have windows to front and engineered wood flooring.

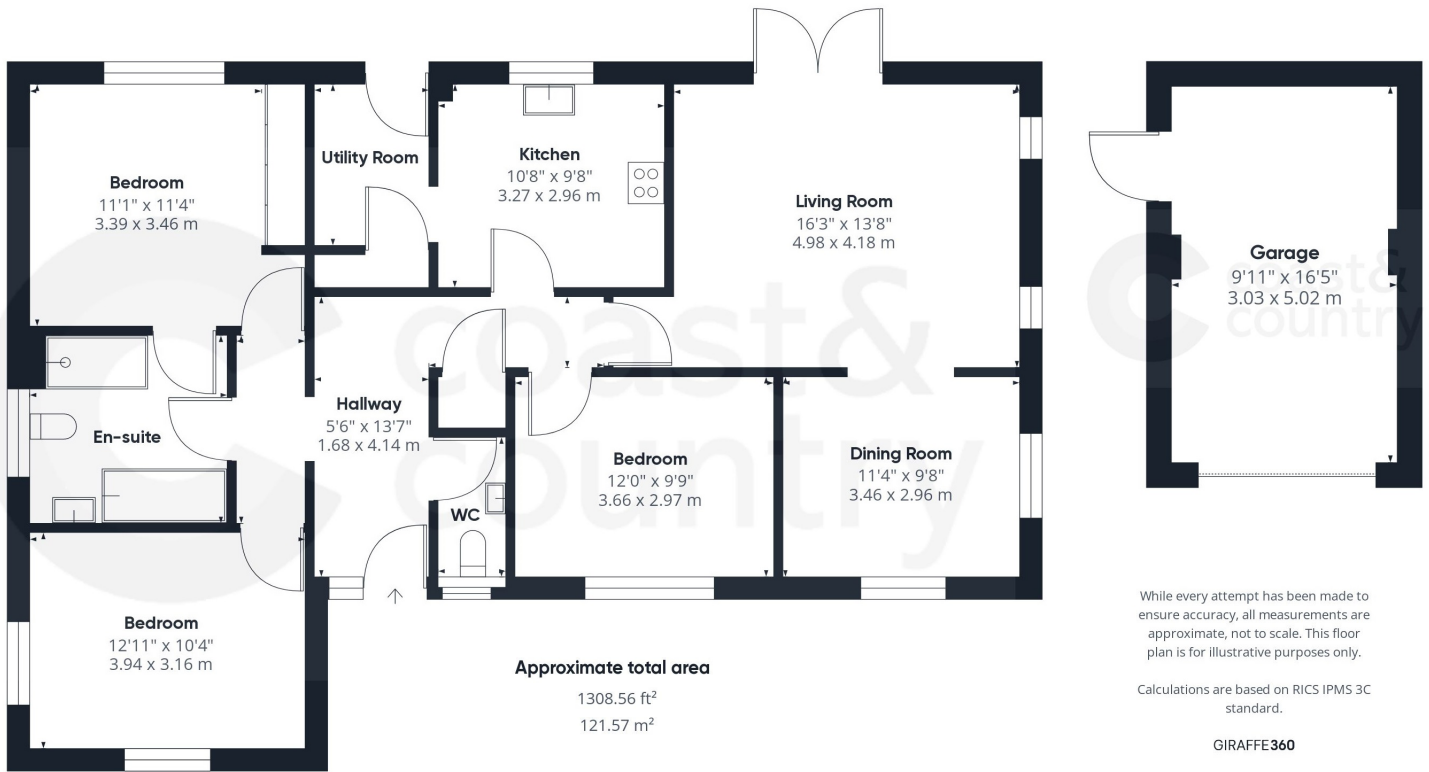
**Outside:** The front garden is laid to gravel for ease of maintenance with a paved path and steps to open canopy porch and front door. The rear garden has been landscaped for ease of maintenance and comprises paved patio which extends along either side of the bungalow with gate and steps leading to a raised flower bed with established shrubs for ease of maintenance. The detached garage has a metal up and over door, power and light and courtesy door to side.

**Parking:** Outside there is a private driveway leading to the detached garage with additional parking on driveway to front.

**Directions:** From Newton Abbot take the A383 Ashburton Road. Turn right by Coombeshead Academy into Coombeshead Road. Follow the road off to the right as it becomes Pitt Hill Road. Take the first right into The Churchills. Take the second right into Marlborough Place. Chartwell Drive can be found on the left hand side.



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## Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

The neighbouring property has a right of access across the private driveway to reach their property.

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 55 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm$  0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.