



New to the market is this mid-terraced family home with a generous kitchen/breakfast room, garden/dining room, cosy living room with woodburning stove, three bedrooms, and an enclosed rear garden, and with easy access to the A38 in Heathfield!. 3 Year Devon Rule applies

50 Sharps Crest | Heathfield | Newton Abbot | TQ12 6SR





PROPERTY TYPE

Mid Terraced House  
Freehold



SIZE

1,116 sq ft



LOCATION

Town



AGE

1950's, 1960s and 1970s



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating &  
Wood-burning Stove



PARKING

On Road Parking



OUTSIDE SPACE

Garden



EPC RATING

61 (D)



COUNCIL TAX BAND

A



### in a nutshell...

- Well-presented kitchen/breakfast room
- Generous dining/garden room
- Cosy living room with wood-burning stove
- Two double bedrooms and a single
- Light and neutral décor throughout
- Modern shower room with double shower
- Well maintained large enclosed rear garden
- Parking area nearby
- Easy access to A38
- THREE YEAR DEVON RULE APPLIES









## the details...

New to the market is this mid-terraced family home with three bedrooms, and an enclosed rear garden, and with easy access to the A38 in Heathfield.

Inside, it is nicely presented with light and neutral décor throughout and feels warm and welcoming with gas central heating, double glazing and a wood-burning stove.

A path leads through the low maintenance front garden with beds of decorative gravel and a paved patio, to the entrance porch which has plenty of space for the storage of shoes and coats. An entrance hallway has a staircase to the first floor with a storage area beneath and it has wood-effect vinyl flooring which continues through much of the ground floor. The living room is filled with light from a wide window to the front and has a fireplace fitted with a woodburning stove that makes a nice feature and focal point for the room.

The kitchen is a generous size with loads of dark, granite-effect worktop space and extensive range of contrasting cream fitted units, with matching wall cabinets, providing ample cupboard space, complete with under-cabinet feature lighting and tiled splashbacks. There is an eye-level double-oven, a five-burner gas hob with a filter hood above, a one and a half-bowl sink with a mixer tap, an alcove made for a large American-style fridge/freezer, and space with plumbing beneath the worktop for a dishwasher. French doors open into a garden room which makes an excellent dining room with French doors to the garden, perfect for a dinner party or a family celebration, and a door at the side leads into a small hallway with an outside tap for convenience, a back door providing alternative access to the front via a passageway, and another into a store/utility room where there is storage space and plumbing for a washing machine and other white goods.

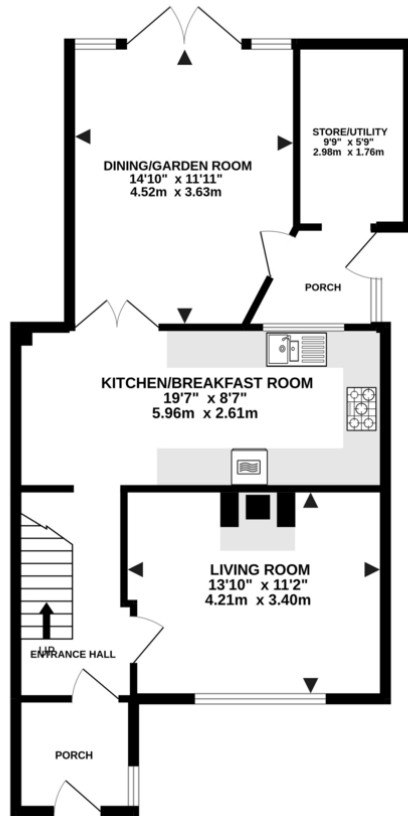
Upstairs, there are three light and airy bedrooms, two excellent doubles and a single, the master having a large built-in cupboard that also contains a condensing combi-boiler that provides the central heating and hot water on demand. A modern shower room contains a double shower, a vanity unit with storage beneath the basin for toiletries, a WC and a medicine cabinet with mirrored doors, and a hatch in the landing ceiling provides loft access.

Outside, the garden is a generous size, is beautifully maintained and is fully enclosed by timber fencing, making it safe for both children and pets. There is a large terrace of paving, great for entertaining be it alfresco dining or a barbecue, a healthy level lawn, a kennel and a large shed providing useful storage. There is a parking area opposite the front, on a first come first served basis, with additional parking on-road if required.

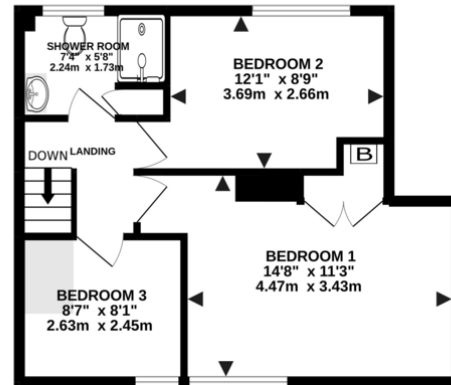


# the floorplan...

GROUND FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft (103.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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## the location...

Heathfield is a popular location with a nearby post office, stores, school and access to the spectacular Dartmoor National Park and surrounding countryside. It also offers easy access to the A38 with links to both the cities of Plymouth and Exeter. The moorland town of Bovey Tracey is just down the road with a host of facilities and the market town of Newton Abbot is approximately 6 miles away.

## Shopping

Late night pint of milk: SPAR 0.4 mile  
Trago Mills: 2.4 miles  
Town centre: Newton Abbot 4.7 miles  
Supermarket: Asda 4.3 miles

## Relaxing

Beach: Teignmouth 10.2 miles  
Park: Stover Country Park: 0.9 mile  
Newton Abbot Leisure Centre: 4.2 miles  
Dainton Golf Club: 7 miles

## Travel

Train station: Newton Abbot 4.9 miles  
Main travel link: A38 1 mile  
Airport: Exeter Airport 17.9 miles

## Schools

St Catherines C Of E Primary & Nursery School: 0.8 mile  
Blackpool Primary School: 2.5 miles  
Coomeshead Academy: 3.8 miles  
Newton Abbot College: 4 miles  
Stover School: 2.3 miles

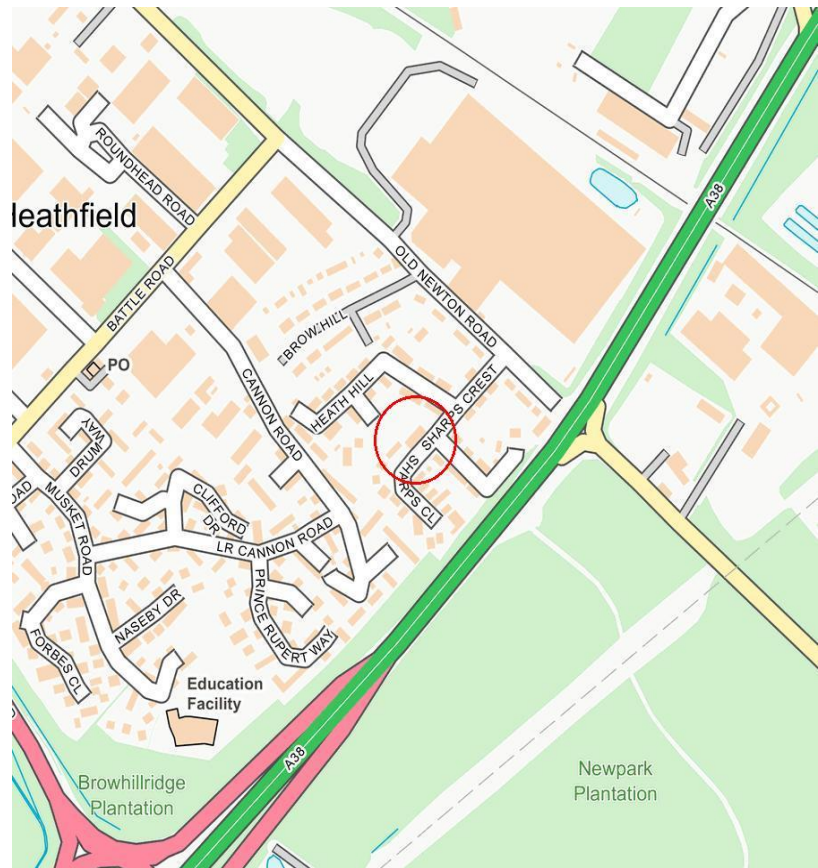
Please check Google maps for exact distances and travel times.

**Property postcode: TQ12 6SR**

**THREE YEAR DEVON RULE APPLIES**

## how to get there...

From our Bovey Tracey office continue down into Station Road, away from the town to the roundabout and take the first exit to Heathfield & Newton Abbot. At the next roundabout take the first exit on to the Old Newton Road. Continue along this road and Sharps Crest can be found towards the end on the right.







Need a more complete picture? Get in touch with your local branch...

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