



## 11a Cavalry Drive, Heathfield - TQ12 6TS

Guide Price £240,000 Freehold

A three-bedroom semi-detached house in Heathfield with a single garage, driveway & rear garden. An ideal property for a first time buyer or investor. Available with no onward chain.



### Contact Us...

📞 01626 818094

✉ boveysales@chamberlains.co

🏠 50 Fore Street  
Bovey Tracey TQ13 9AE

- Semi-Detached House
- Main bedroom with ensuite shower room, a further double room & a single
- Kitchen / Dining Room
- Spacious Living Room
- Main Bathroom & downstairs WC
- Single Garage & Driveway
- Rear Garden
- EPC Rating: C / Tenure: Freehold
- Available with No Onward Chain

**USEFUL INFORMATION:**

Heating: Gas central heating.  
 Services: Mains water, drainage, electricity and gas.  
 Local Authority: Teignbridge District Council

Council Tax Band: C (£2,026)

EPC Rating: C

Tenure: Freehold

Available with no onward chain.

Broadband Type available:

Standard - Highest available download speed: 5 Mbps / Highest available upload speed: 0.7 Mbps

Superfast - Highest available download speed: 80 Mbps / Highest available upload speed: 20 Mbps

Ultrafast - Highest available download speed: 1000 Mbps / Highest available upload speed: 220 Mbps



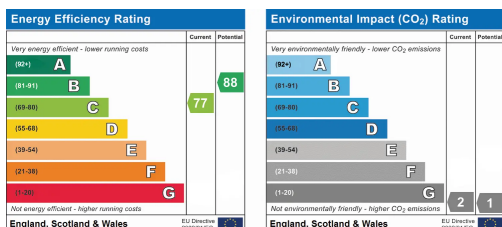
**STEP INSIDE:**

Tucked away in a residential area, this 3-bedroom semi-detached house is a great opportunity for a first time buyer or investor. As you step inside, you are greeted by an inviting entrance hall leading to a convenient WC and stairs guiding you up to the first floor. The heart of the home lies in the spacious kitchen/dining room, ideal for family gatherings. The kitchen contains light oak effect cupboards, black worktops, and built-in appliances such as the 5-ring gas hob, extra hood and electric double oven. There is space for an under-counter washing machine and a tall freestanding fridge freezer. A door leads out to the rear garden. The adjacent living room boasts dual aspect windows, allowing ample natural light to fill the space, and features a cosy fireplace, perfect for relaxing evenings. Upstairs, you will find a master bedroom complete with a en-suite shower room, a well-proportioned double bedroom, and a single bedroom. The main bathroom offers a bath and overhead shower, WC, and wash basin. The property features neutral décor throughout, providing a blank canvas for personal customisation and modernisation to reflect individual style preferences.



**LOCATION:**

This property can be found in a cul de sac location, near Heathfield industrial estate which has easy access to the A38 Devon express way linking the cities of Exeter and Plymouth. The town of Bovey Tracey with its comprehensive range of shops and amenities, including health centre, library, primary school and churches is only a couple of miles away and the market town of Newton Abbot offering mainline railway station approximately four miles away. The renowned Dartmoor National Park is also within a short drive and the South Devon beaches, 30 minutes away.





#### STEP OUTSIDE:

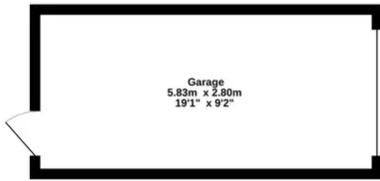
Situated on a corner plot, the front features a paved walkway leading to the entrance door. A driveway provides off-road parking for one vehicle, in addition to a single garage with a handy pedestrian door access from the rear garden. Access to the rear garden can also be gained via a wooden gate at the side of the property or through the kitchen/diner, making outdoor entertaining a breeze. The southeast facing garden has been landscaped with a mix of paving and stones, ensuring low maintenance throughout the year, with option to add some pots & plants should you wish. Surrounded by wooden fencing, the outdoor space offers privacy and is perfect for enjoying a morning coffee or hosting a summer BBQ.

#### ROOM MEASUREMENTS:

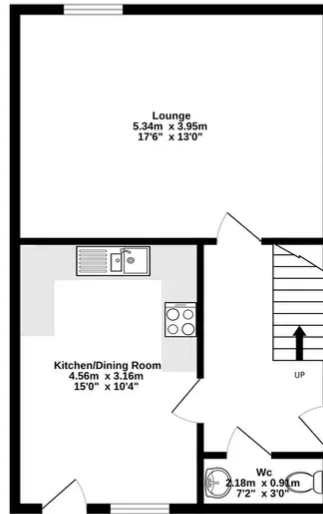
Lounge: 5.35m x 3.95m (17'6" x 13'0")  
Kitchen/Diner: 4.56m x 3.16m (15'0" x 10'4")  
WC: 2.18m x 0.91m (7'2" x 3'0")  
Master Bedroom: 4.36m x 4.00m (14'4" x 13'2")  
Bedroom: 3.43m x 3.33 (11'3" x 10'11")  
Bedroom: 3.04m x 2.01m (10'0" x 6'7")  
Bathroom: 2.25m x 2.01m (7'4" x 6'7")  
Garage: 5.83m x 2.80m (19'1" x 9'2")



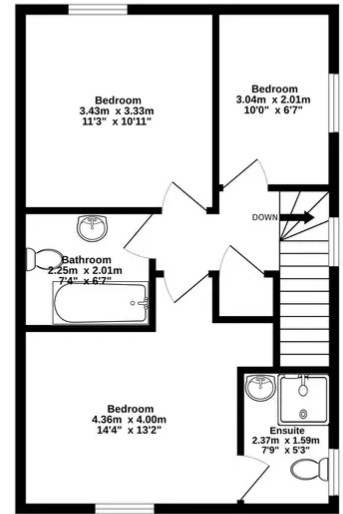
Garage  
16.3 sq.m. (176 sq.ft.) approx.



Ground Floor  
45.4 sq.m. (489 sq.ft.) approx.



1st Floor  
45.4 sq.m. (489 sq.ft.) approx.



**TOTAL FLOOR AREA : 107.2 sq.m. (1154 sq.ft.) 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.  
Made with Metropix ©2024

