



## 11 Musket Road, Heathfield - TQ12 6SB

Guide Price £230,000 Freehold

This Semi-Detached, Three Bedroom House is Available with no Onward Chain. Low Maintenance Front and Rear Gardens and A Driveway to the Rear for Off Road Parking. Ideal for a First Time Buyer or Investor.



### Contact Us...

📞 01626 818094

✉ boveysales@chamberlains.co

🏠 50 Fore Street  
Bovey Tracey TQ13 9AE

### ROOM MEASUREMENTS:

Lounge: 4.46m x 4.17m (14'7" x 13'8")  
Kitchen/Diner: 4.46m x 2.75m (14'8" x 9'0")  
Conservatory: 2.82m x 1.92m (9'3" x 6'4")  
Bedroom: 3.91m x 2.48m (12'10" x 8'2")  
Bedroom: 2.68m x 2.38m (8'10" x 7'10")  
Bedroom: 1.98m x 1.89m (6'6" x 6'3")  
Shower Room: 1.97m x 1.72m (6'6" x 5'8")

### USEFUL INFORMATION:

Tenure: Freehold / EPC Rating: C  
Council Tax Band: B (£1850.85 2024/25)  
Local Authority: Teignbridge District Council  
Services: Mains water, drainage, electricity & gas  
Constructed in Approx 1997

### Broadband Type Available:

Standard - Highest available download speed: 6 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 OUTSIDE:

Discover the external features of this property that enhance the overall allure. The frontage is enclosed with wooden fencing, showcasing a blend of gravelled areas and paved patio slabs that extend to the side of the property, leading to the wooden double gates opening onto the rear garden. The rear garden offers a private retreat, enclosed with a brick wall on one side and fencing on the other, providing a sense of security and privacy. Within the garden, there is a substantial wooden garden shed, offering ample storage space for outdoor equipment. Additionally, a second garden shed is conveniently situated at the end of the driveway, located at the rear of the property, further adding to the practicality of this outdoor space.



### LOCATION:

This property can be found 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.

### AGENTS INSIGHT:

"This semi detached home is perfect for those wishing to downsize, first time buyers or investors. It would benefit from a little make over but all in all ready to move into. Located in Heathfield, this gives easy access to the A38, so ideal for commuters wishing to get to Plymouth or Exeter."



#### STEP INSIDE:

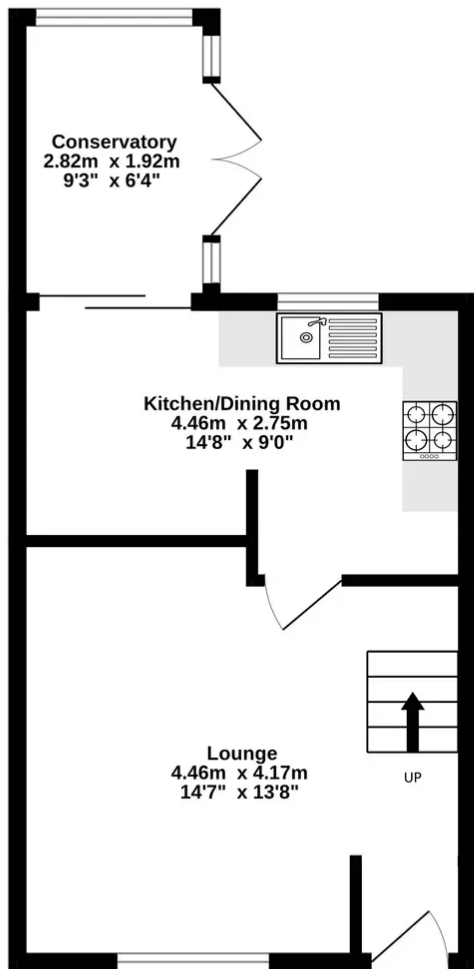
The front door opens straight into the lounge with a small recess enabling coats and shoes to be removed. There is a useful under stairs storage area and a door leads to the kitchen. This has wooden effect, floor and wall cupboards, space for appliances and room for a dining table and chairs. The wall mounted gas boiler can also be found in the kitchen. Sliding patio doors provide access to the conservatory and further French doors lead out to the rear garden.

The first floor landing has access to the loft space and an airing cupboard, housing the hot water tank. There are two double bedrooms and a single bedroom. The shower room has room for a bath but has been replaced with a shower cubicle and a mira electric shower, a WC and basin.

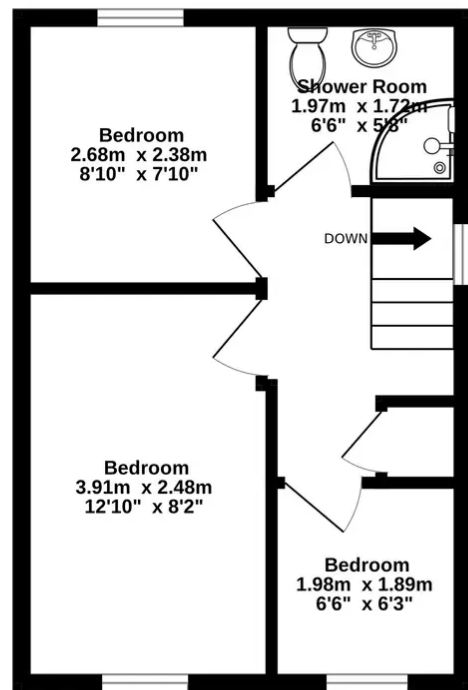
This property has the opportunity to put your own stamp on it but is ready to move into.



**Ground Floor**  
34.5 sq.m. (371 sq.ft.) approx.



**1st Floor**  
28.8 sq.m. (310 sq.ft.) approx.



**TOTAL FLOOR AREA : 63.3 sq.m. (681 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.

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