

A well presented family home which has been extended to provide versatile accommodation including a conservatory, benefiting from double glazing and gas central heating, parking and gardens, an ideal home for those looking within the A38 corridor. NO ONWARD CHAIN & ready for immediate occupation.





PROPERTY TYPE
House



844 sq ft



LOCATION Heathfield



1980s to 1990s



BEDROOMS



RECEPTION ROOMS



BATHROOMS



WARMTH
Gas Central Heating



PARKING
Off Road Parking



OUTSIDE SPACE Garden, Conservatory



EPC RATING 68 D



COUNCIL TAX BAND



in a nutshell...

- Kitchen Breakfast Room
- Conservatory
- Sitting Room
- Sep Dining Room or Convenient Bedroom
- Three Bedrooms
- Family Bathroom
- Enclosed Garden to Rear
- Off Road Parking
- NO ONWARD CHAIN



the details...

A panelled door gives access to the entrance porch, with a door to the ground floor bedroom, but as currently, easily used as a separate dining room, with a window to the front. A half glazed door leads into the good sized sitting room which has plenty of light from a wide window to the front and stairs rising to the first floor. An opening leads into the kitchen breakfast room which again benefits from plenty of light from the patio doors leading into the conservatory and a window to the rear. The kitchen is fitted with a range of wall and base units with under unit lighting, granite effect work tops incorporating a one and half bowl sink with mix tap over. There are spaces for cooker, washing machine, dishwasher and fridge freezer. The conservatory offers further space for relaxing, especially when entertaining family and friends and with central heating, allows all year use.

Upstairs the landing provides an airing cupboard fitted with the gas boiler which serves the gas central heating. There are two double bedrooms and a single which is currently used as an office. Completing the accommodation is the family bathroom comprising a white suite with panelled bath, shower above, pedestal hand basin and w.c.

Outside to the front is a tarmac drive providing parking for two cars. To the rear the garden is manageable and fully enclosed. Being split level giving an area ideal for bar-be-cues in the summer months and a lawn planted with a variety of plants, including fruit bushes. Being southeast facing it enjoys plenty of summer sunshine and a gate at the rear, provides additional



Tenure: Freehold Council Tax: B

Services: Main Gas Central Heating, Electricity, Water and

Drainage

Broadband and Mobile Signal - Please visit https://checker.ofcom.org.uk for availability.





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, Battle Road 0.2 mile

Town centre: Bovey Tracey 2.7 miles Supermarket: Co-op, Trago Mills 1.6 miles

Newton Abbot: 3.8 miles

Exeter: 16 miles

Relaxing

Beach: Teignmouth 10.5 miles

Play park: 0.2 mile Stover Golf Club: 1 mile

Tennis courts, swimming pool, football: 1.5 miles

Travel

Bus stop: Battle Road 0.2 mile

Train station: Newton Abbot 4.5 miles

Main travel link: A38 0.5 mile Airport: Exeter 18.6 miles

Schools

St Catherine's C of E Primary School: 0.1 mile South Dartmoor Community College: 6.1 miles

Stover School (private): 1.5 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 6RP

how to get there...

From the A38 take the Drumbridges exit and follow the sign to Heathfield. Keep right and at traffic lights turn right into Battle Road, then right into Musket Road. Turn first left into Drum Way, turn right, then left where the property can be found on the right hand side.



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