



60 Sharps Crest, Heathfield - TQ12 6SR

Guide Price £235,000 Freehold

A Well Presented, Three Bedroom, Mid Terraced House located within easy access to the A38. ***3 Year Devon Rule Applies.***Off Road Parking and Pretty Rear Garden with Brick Built Workshop/Shed.


chamberlains
the key to your home

Contact Us...

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 50 Fore Street
Bovey Tracey TQ13 9AE

USEFUL INFORMATION:

Teignbridge District Council
Council Tax Band B. (£1850.85 p.a
2024/25)

EPC Rating: D

Services: Mains electric, gas, water and
drainage.

Tenure: Freehold (Flying Freehold over the
alleyway)

Standard - Highest available download
speed: 4 Mbps / Highest available upload
speed: 0.6 Mbps

Superfast - Not Available

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

PLEASE NOTE: 3 Year Devon Rule Applies.
Prospective purchasers of former Council
properties in one of the designated rural areas
of Teignbridge must comply with Section 157
of the Housing Act 1985 in that they must have
lived or worked in Devon, or a combination of
the two, for three years immediately prior to
purchase.

If there are two purchasers, only one person
has to satisfy this requirement. The restriction
is intended to suppress the price of the
property thereby making the property
affordable to local people.

Local people are defined as those who have
lived or worked in Devon etc. as defined
above.



STEP OUTSIDE:

The frontage has been adapted to create off road parking for two cars. A shared alleyway to the left enables both yourself and the next door neighbour rear garden access. The rear garden has a brick built shed/workshop which has power connected and there is an outside water tap and electric power points. The fully enclosed, level, rear garden has a decked seating area and a lawned area, with an array of plants, shrubs and flower beds, provide plenty of colour.

ROOM MEASUREMENTS:

Living Room: 4.45m x 3.21m (14'7" x 10'6")

Conservatory: 3.25m x 2.50m (10'8" x 8'2")

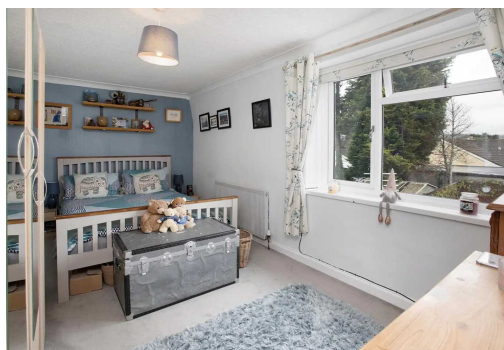
Kitchen: 4.07m x 3.22m (13'4" x 10'7")

Utility Room: 2.75m x 1.40m (9'0" x 4'7")

Bedroom: 5.16m x 2.63m (16'11" x 8'8")

Bedroom: 4.04m x 3.57m (13'3" x 11'9")

Bedroom: 2.66m x 2.46m (8'9" x 8'1")

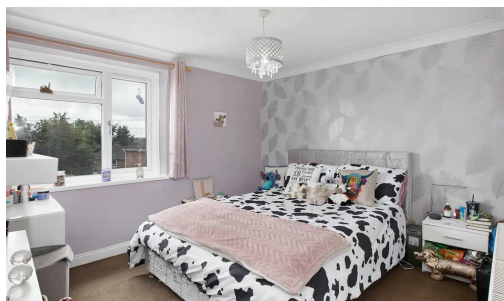


LOCATION:

This property can be found in Old Heathfield 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 charming home is well presented and would make a perfect first time buyer home or for a comfortable downsize. With the added off road parking and sunny garden this is one not to miss."



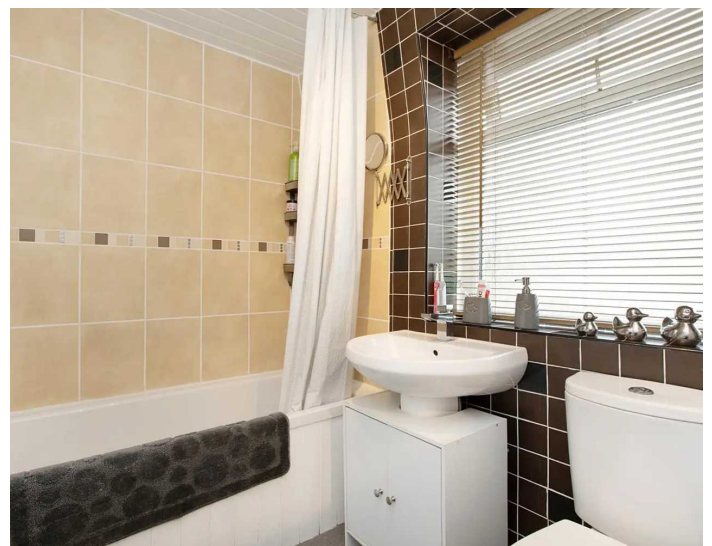


STEP INSIDE:

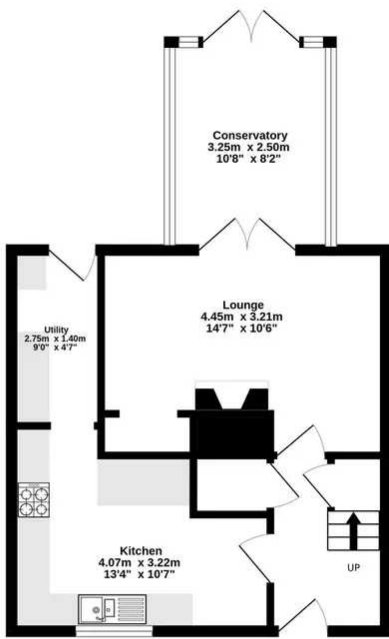
The front door leads into the entrance hall with stairs rising to the first floor and has an under stairs storage cupboard. To the left is the kitchen/breakfast room with a built in electric double oven and an electric hob. Integrated dishwasher and space for large fridge/freezer. There is a breakfast bar enabling you to eat in the kitchen. This leads through to a useful utility room with space for two appliances, the wall mounted combination gas boiler and a door to the rear garden.

The living room has a gas fire with surround and double doors into the conservatory, which opens out onto the rear garden. The first floor landing has access to the loft space which has a pull down ladder. There are two double bedrooms and a single bedroom. The modern bathroom has a panelled bath with electric shower over, a basin and a WC.

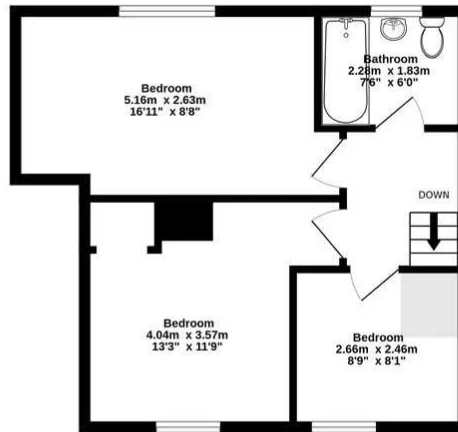
This beautifully presented home is a credit to the owners and will make a perfect family home or ideal for a first time buyer. Please note 3 Year Devon Rule Applies.



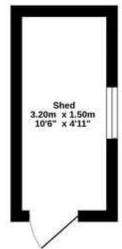
Ground Floor
43.9 sq.m. (451 sq.ft.) approx.



1st Floor
40.8 sq.m. (439 sq.ft.) approx.



Shed
4.8 sq.m. (52 sq.ft.) approx.



TOTAL FLOOR AREA : 87.5 sq.m. (942 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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