

## 19 Naseby Drive, Heathfield - TQ12 6SE

Guide Price £299,950 Freehold

A Well Presented, Four Bedroom, Semi-Detached House with Garage and Driveway. Located in a Cul-De-Sac and Within Easy Access to the A38.

  
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### Contact Us...

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 50 Fore Street  
Bovey Tracey TQ13 9AE

## ROOM MEASUREMENTS:

Lounge: 4.98m x 3.35m (16'4" x 11'0")

Dining Room: 3.45m x 2.65m (11'4" x 8'8")

Kitchen: 3.45m x 2.55m (11'4" x 8'4")

Downstairs WC: 1.80m x 0.90m (5'4" x 3'4")

Bedroom: 3.55m x 3.40m (11'8" x 11'2")

Bedroom: 3.36m x 3.25m (11'0" x 10'8")

Bedroom: 2.60m x 1.85m (8'6" x 6'1")

Bedroom: 2.30m x 1.95m (7'7" x 6'5")

Bathroom: 3.25m x 1.47m (10'8" x 4'10")

Garage: 5.16m x 2.62m (16'11" x 8'7")

## USEFUL INFORMATION:

Tenure: Freehold / EPC Rating: C

Council Tax Band: D (£2379.66 2024/25)

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity & gas

Constructed approx 1997

Broadband Type Available:

Standard - Highest available download speed: 6 Mbps / Highest available upload speed: 0.7 Mbps

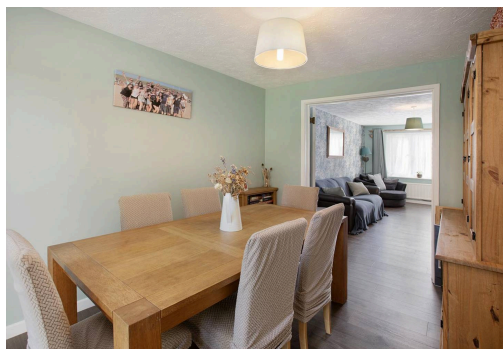
Superfast - Highest available download speed: 80 Mbps / Highest available upload speed: 20 Mbps

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



## STEP OUTSIDE:

The front features a lawned area, a pathway to the front door, and a gravel border encircling the property, with hedges ensuring privacy from the road. A driveway extends to a single garage equipped with an up-and-over door, plus a pedestrian door at the back for rear garden access. The garage boasts power connectivity and storage space under the eaves. The rear garden is primarily laid to lawn, complemented by an inviting patio area for seating, accessible via French doors in the dining room. Steps and raised flower beds, ingeniously fashioned from varnished sleepers, add a rustic charm to the garden. It is completely surrounded by wooden fencing, is not overlooked and has a park to the rear, instead of additional houses.

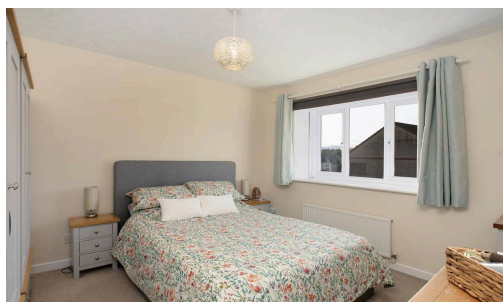


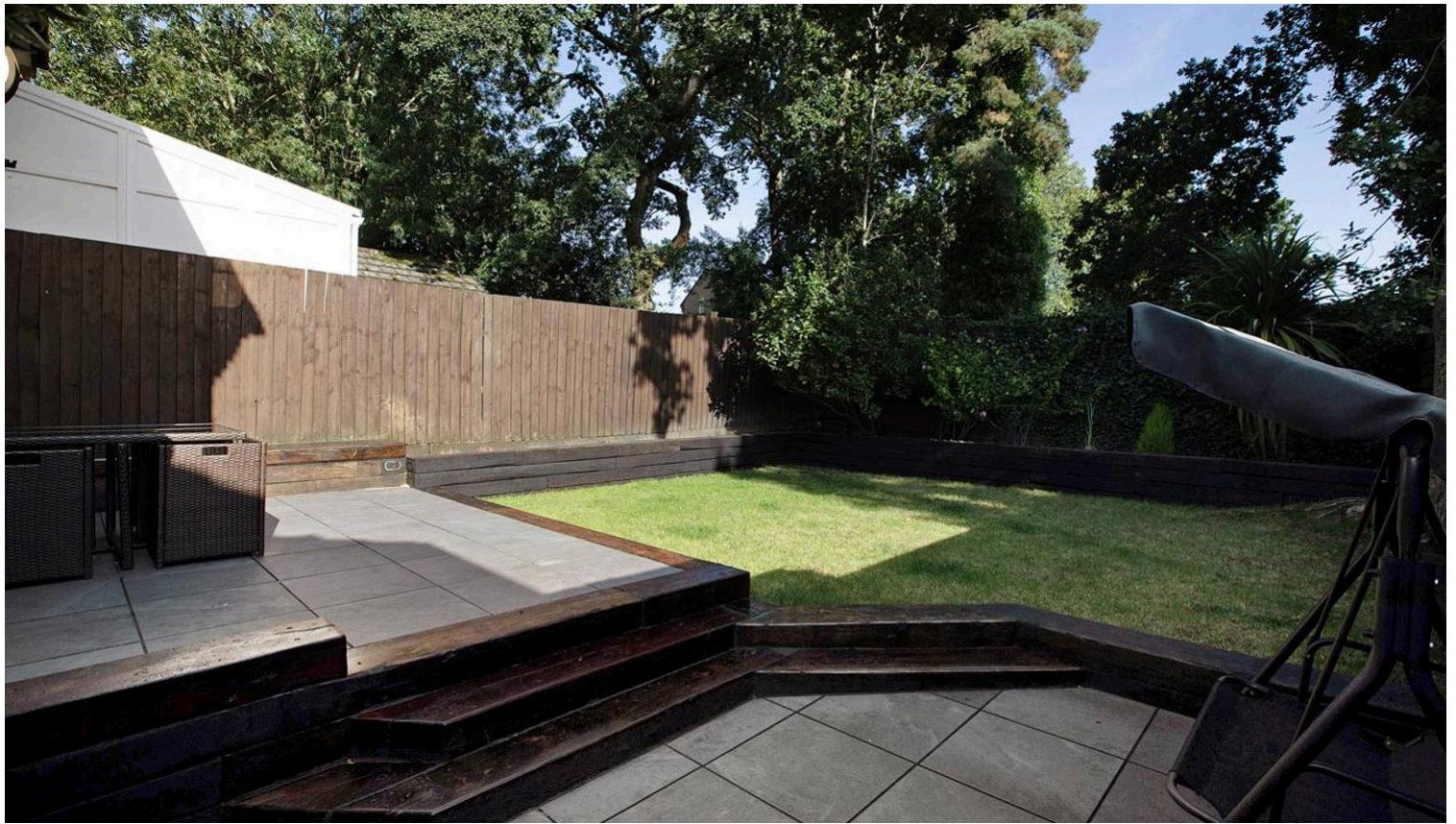
## SELLERS INSIGHT:

"From the moment we stepped into this house, we were captivated by its brightness. Since then, we've modernized and redecorated, enhancing its charm even further. It has served as the ideal home for our growing family, with excellent proximity to the A38 for commuting. Owing to personal reasons, we must relocate, and if it were possible to place this house on wheels and take it with us, we would. Unfortunately, that's not feasible, so we hope a new family will cherish living here as much as we have."

## LOCATION:

This property can be found in the Heathfield area of Newton Abbot, 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





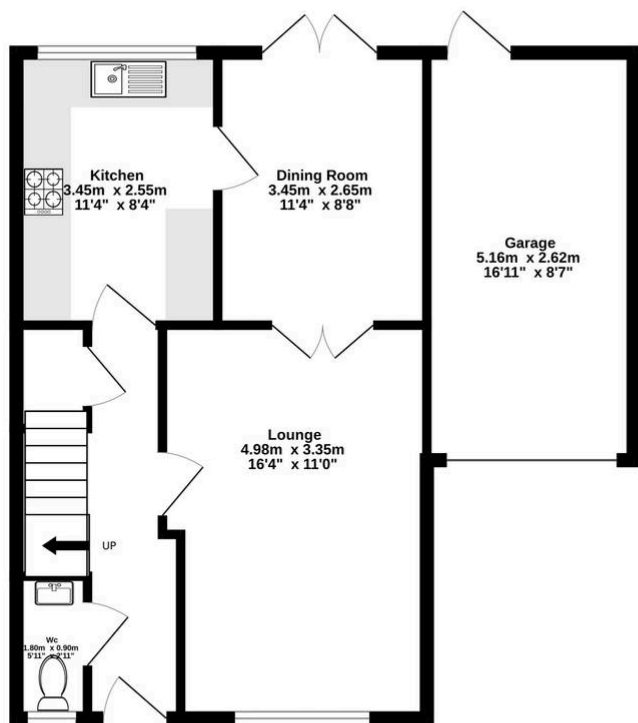
#### STEP INSIDE:

Upon entering the property, you are greeted by a bright entrance hall, with a convenient understairs storage cupboard and a contemporary cloakroom equipped with a WC and basin. The living room is spacious and bathed in natural light from the large window facing the front garden. Double doors reveal the dining room, which enjoys French doors that open out to the rear garden, and another door provides access to the kitchen. The sleek kitchen boasts a selection of units and worktops, an integrated electric oven, gas hob, and an extractor hood above. It also offers space for a fridge/freezer and two additional appliances, with the wall-mounted gas boiler situated here as well. A door from the kitchen leads back into the hallway.

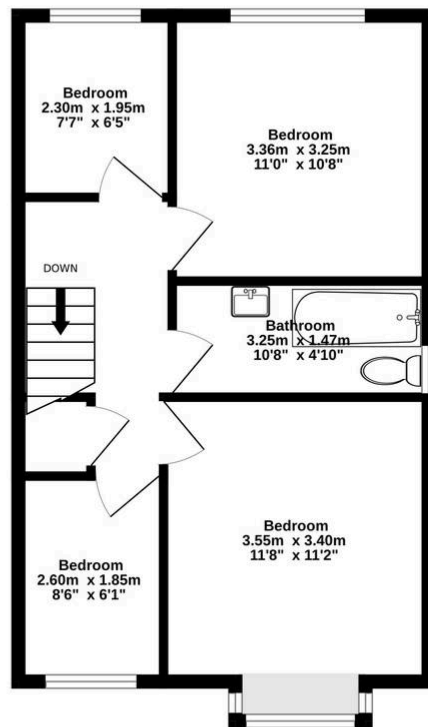
The first floor houses two double bedrooms and two sizable single bedrooms. The airing cupboard, with its slatted shelving, is perfect for storing towels and linens. Access to the loft is via a hatch with a pull-down ladder, leading to a partially boarded attic with lighting. The modern family bathroom serves all bedrooms and features a bath with a mains-powered shower, a shower screen, WC, and a basin integrated into a vanity unit.



Ground Floor  
57.4 sq.m. (617 sq.ft.) approx.



1st Floor  
44.7 sq.m. (481 sq.ft.) approx.



**TOTAL FLOOR AREA : 102.0 sq.m. (1098 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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