



## 33 Heath Park, Newton Abbot

£285,000 Freehold

No Onward Chain • Detached Bungalow • Two Double Bedrooms • Spacious Lounge • Well-Appointed Kitchen • Conservatory • Principal Bedroom with Built-In Wardrobes • Front and Rear Gardens • Detached Garage & Off Road Parking • Gas Central Heating & Upvc Double Glazed Throughout

### Contact Us...

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Tucked away in the sought-after Milber area of Newton Abbot, this attractive two-bedroom detached bungalow offers a welcoming blend of comfort and practicality. A neat front garden and a driveway with space for up to three vehicles set the scene, leading to a smart entrance hallway.

To the front of the home are two well-proportioned double bedrooms, including a main bedroom with built-in wardrobes that provide excellent storage while keeping the room light and uncluttered.

The hallway continues through to a generous lounge, where a feature fireplace creates a natural focal point for cosy evenings. From here, double doors open into a bright conservatory that overlooks the rear garden, seamlessly extending the living space for dining or simply enjoying the garden views.

The lounge also connects to a well-appointed kitchen fitted with light oak wall and base units, a built-in eye-level oven, electric hob with extractor, and a composite sink positioned beneath a side-facing window. A second door from the kitchen provides easy access to the conservatory, ideal for indoor–outdoor living.

The bathroom is finished with a contemporary double shower cubicle with an electric shower, a low-level WC, and a wash hand vanity unit. An airing cupboard, housing the boiler, adds further convenience and storage.

With its spacious layout, ample parking, and convenient location close to local amenities and transport links, this Milber bungalow makes an appealing home for downsizers, small families, or anyone seeking a peaceful yet well-connected retreat.



## Measurements

Lounge - 15'8 × 13'2 (4.57m x 3.96m)

Kitchen - 8'8 × 8'1 (2.44m x 2.44m)

Conservatory - 19'8 × 9'2 (5.79m x 2.74m)

Bedroom - 14'1 × 10'2 (4.27m x 3.05m)

Bedroom - 11'4 × 10'3 (3.35m x 3.05m)

Bathroom - 8'3 × 6'5 (2.44m x 1.83m)

Garage - 25'0 × 10'6 (7.62m x 3.05m)



## Important Information

Teignbridge Council Tax Band C  
(£2299.64 2025/2026)

EPC Rating D

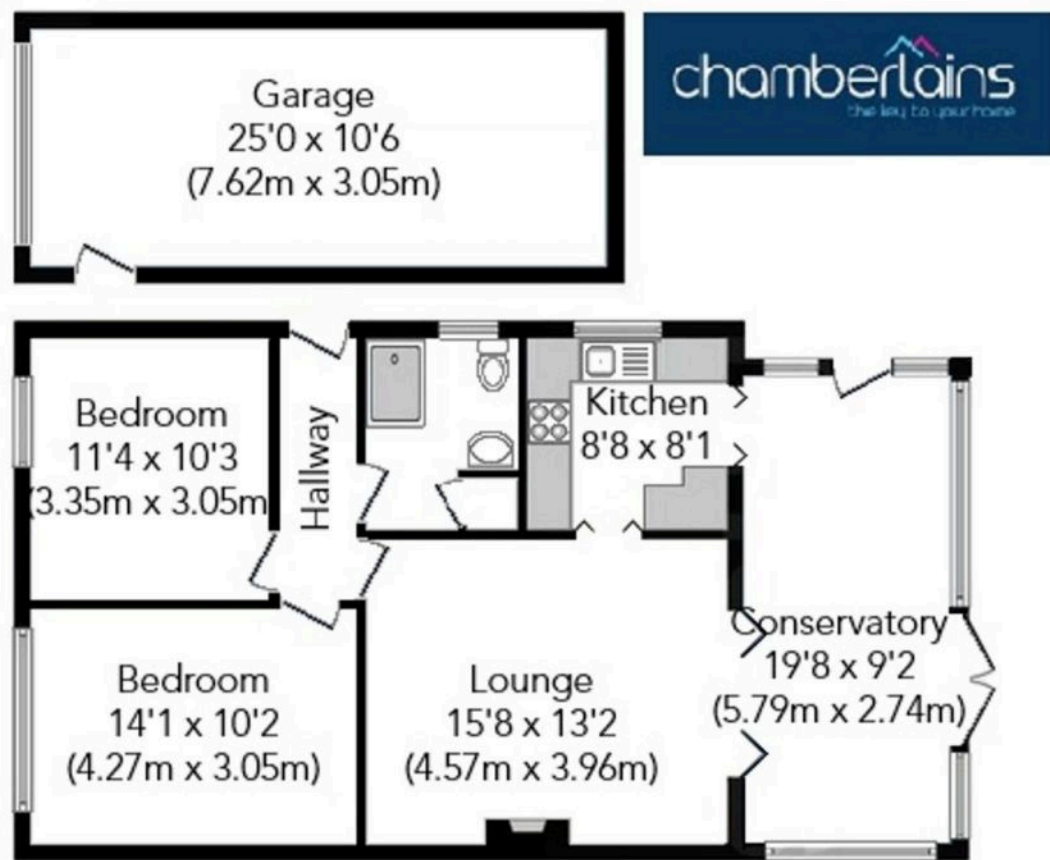
Broadband Speed Ultrafast 1000 Mbps  
(According to OFCOM)

Mains Gas, Electric, Water and  
Sewerage Supplied

The Property is Freehold







While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, doors, windows etc are approximate and no responsibility will be taken for any error.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	81

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	77