



26 Haytor View, Old Heathfield, Newton Abbot - TQ12 6RQ

£240,000 Freehold

A charming mid-terrace house blending character features & modern comforts featuring an enclosed garden with summer house, large attic space, garage & parking located within easy reach of the A38 with no forward chain.


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SELLERS INSIGHT:

"We have loved living here as we have the rural feel but still with easy access to everything we need. The large garage has been wonderful for extra storage and the private garden gives us a great place to relax and unwind whilst enjoying the countryside. Our neighbours are lovely and we have a sense of community but also can keep ourselves to ourselves too. The attic room has been such a lovely space for various different uses and if we were staying would probably look at converting it to give us an official third bedroom. We are moving abroad to pastures new and to start a new adventure."

USEFUL INFORMATION:

Heating: Gas central heating

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council
Council Tax Band: B (£1767.23 approx)

EPC Rating: C

Tenure: Freehold

Broadband Speed:

Standard - Highest available download speed: 5

Mbps / Highest available upload speed: 0.7 Mbps

Superfast - Highest available download speed: 41

Mbps / Highest available upload speed: 8 Mbps

Ultrafast - Highest available download speed: 1000

Mbps / Highest available upload speed: 220 Mbps



STEP OUTSIDE:

Completing the property is a large garage, providing ample space for storage or a workshop, and a private enclosed garden featuring a summerhouse - the perfect spot for enjoying al fresco dining or soaking up the sun. The garage and garden are positioned across the lane from the rear of the property. A gate leads into the garden where a path travels beyond the garage to a designated wood store area and beyond this is a lawned garden which is fully enclosed by fencing. Enhancing the appeal of the outdoor space is a spacious summer house, offering a versatile space that can be tailored to fit your lifestyle - from a home office to a tranquil reading nook.



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.



ROOM MEASUREMENTS:

Lounge/Diner: 6.20m x 4.30m (20'4" x 14'1")

Kitchen: 3.35m x 2.66m (11'0" x 8'9")

Bedroom: 4.30m x 3.00m (14'1" x 9'10")

Bedroom: 3.18m x 2.62m (10'5" x 8'7")

Bathroom: 2.50m x 2.24m (8'2" x 7'4")

Garage/Workshop: 9.21m x 2.93m (30'3" x 9'7")

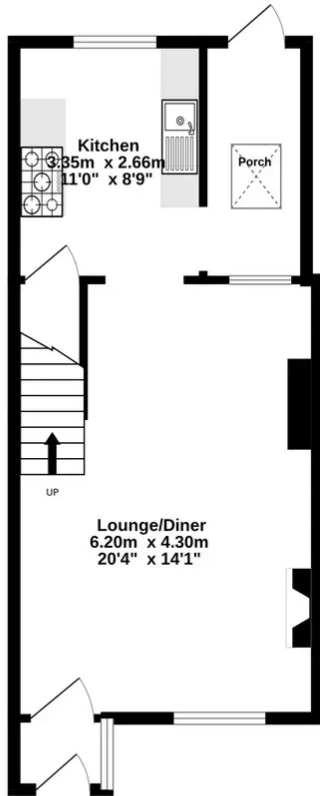


STEP INSIDE:

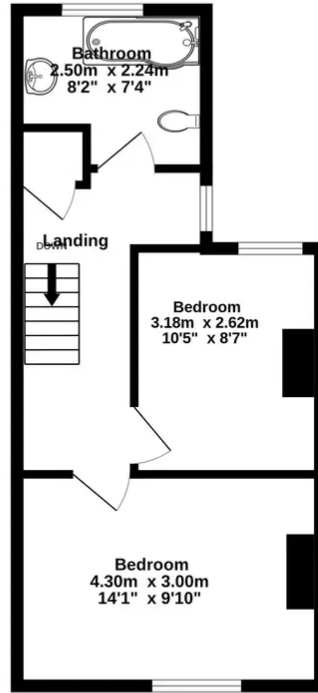
A charming mid-terrace house with spacious accommodation and a detached, private, enclosed garden and parking situated within easy access of the A38. Boasting a delightful blend of character features and modern comforts, this home is offered with no forward chain. You enter the property into a small porch which leads into the warm and inviting living room complete with a cosy wood burning stove with wooden mantel and surround, perfect for relaxing evenings. The living room has a large window overlooking the front garden allowing natural light to flood the room. The living room flows into the dining room which has ample space for a table and chairs and ideal for entertaining, it seamlessly connects with the well-appointed kitchen and rear lobby, ensuring effortless flow throughout the ground floor. The kitchen has a range of units and work tops plus space for a dishwasher, fridge/freezer and washing machine. There is currently a Range style oven in situ and a door into the under stair storage which provides ample storage. A rear lobby has a window overlooking the dining room and a door leading to the rear of the property where the garage and garden is found, across the lane. Upstairs, two well-proportioned bedrooms await, along with a large attic space offering potential for expansion (subject to planning) or additional storage, accessed via a fixed wooden ladder staircase. A beautiful bathroom presents with stylish floor tiles, P shaped bath with shower, WC, attractive basin set into a wooden shelf and a large obscure glazed window. There is also an airing cupboard housing the gas boiler.



Ground Floor
40.7 sq.m. (438 sq.ft.) approx.



1st Floor
34.4 sq.m. (370 sq.ft.) approx.



Garage/Workshop
27.0 sq.m. (290 sq.ft.) approx.



TOTAL FLOOR AREA : 102.1 sq.m. (1099 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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