



## 45 Musket Road, Heathfield - TQ12 6SB

Guide Price £325,000 Freehold

A spacious family home with a modern kitchen/breakfast room, three reception rooms, three double bedrooms and a garden ideal for entertaining. The property benefits from an ensuite shower room, driveway parking and easy access onto the A38.



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🏠 50 Fore Street  
Bovey Tracey TQ13 9AE

- Detached House
- Three Double Bedrooms
- Kitchen/Breakfast Room
- Living Room & Dining Room
- Family Room/Office
- En-suite Shower Room
- Rear and Side Garden
- Driveway Parking
- EPC: D / Tenure: Freehold

#### USEFUL INFORMATION:

Tenure: Freehold / EPC Rating: D

Council Tax Band: D

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity & gas

Constructed in 1997

Broadband Type Available:

Standard - Highest available download speed: 5 Mbps / Highest available upload speed: 0.7 Mbps

Superfast - Highest available download speed: 77Mbps / Highest available upload speed: 20 Mbps

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



#### STEP INSIDE:

You enter the property into an inner hallway, an ideal space for hanging coats and storing shoes. An arch leads into the spacious kitchen/breakfast room which is filled with light from a large window overlooking the front. A door leads onto the side garden. The kitchen is fitted with a range of units, integrated oven and hob, space for a fridge/freezer, a handy breakfast bar allows for a casual seating option and there are further worktops. There is also a utility area with space for a washing machine and dishwasher.

The living room is a generous size and leads onto the dining room where patio doors gives access to the garden, an ideal space for hosting dinner parties or enjoying family meals together. Also off the dining room is the family room/office, an ideal space for those working from home or wanting a second living room. Upstairs are three well proportioned double bedrooms, one with fitted wardrobes and the main bedroom has the added luxury of a modern en-suite shower room. The main bathroom has a corner bath, WC and basin.



#### LOCATION:

This property can be found near Heathfield industrial estate 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 OUTSIDE:

Stepping outside, the property features a rear and side garden, offering a serene outdoor space for al fresco dining, gardening, or simply basking in the sun. There is a patio adjacent to the property with steps up to a well maintained lawn and area of decking. A garden shed is in situ. To the side of the property, accessed via the kitchen, is a further seating area laid to shingle. Completing this impressive property is a driveway.

#### ROOM MEASUREMENTS:

KITCHEN/BREAKFAST ROOM: 16'9" X 8'5" (5.10m X 2.58m)

LOUNGE: 13'5" x 10'7" (4.10m x 3.23m)

DINING ROOM: 10'8" x 9'5" (3.26m x 2.86m)

FAMILY ROOM/STUDY: 9'8" X 8'0" (2.95m X 2.45m)

BEDROOM: 13'1" x 10'7" (3.98m x 3.23m)

BEDROOM: 10'7" x 8'10" (3.23m x 2.69m)

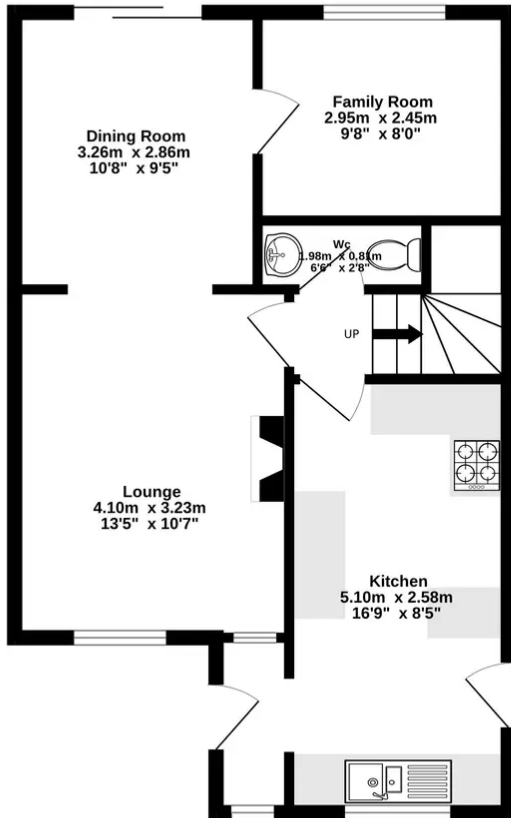
BEDROOM: 9'8" x 8'5" (2.95m x 2.58m)

#### SELLERS INSIGHT:

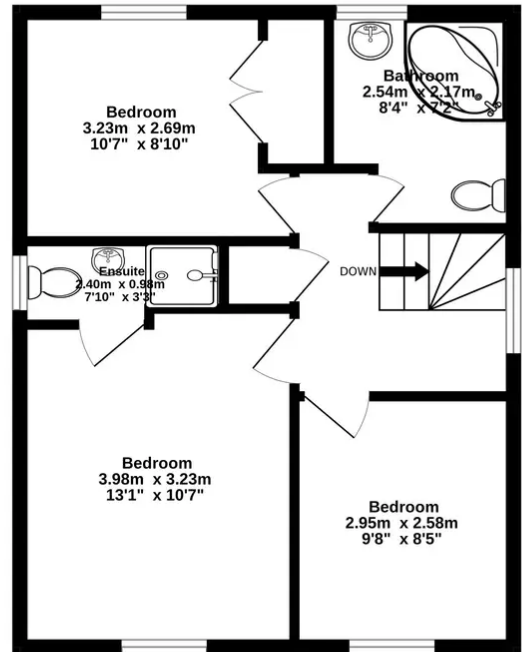
"I have really enjoyed my time living in this home and raising my 2 children here. There is so much room that as they grew, we never ran out of space. The three double bedrooms meant there was never any argument of who got the smallest room and the garden has been a lovely place to relax in. The driveway is brilliant, we've never had to worry about parking! A relocation is forcing this move and I will truly miss this lovely home."



**Ground Floor**  
49.4 sq.m. (532 sq.ft.) approx.



**1st Floor**  
43.4 sq.m. (467 sq.ft.) approx.



**TOTAL FLOOR AREA : 92.8 sq.m. (999 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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