



38 Forbes Close, Heathfield - TQ12 6SD

£295,000 Freehold

A Four Bedroom, Detached House with Garage and Driveway. Located in a Cul-De-Sac and Within Easy Access to the A38. EPC Rating: C. Tenure: Freehold ***Available Chain Free***


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 50 Fore Street
Bovey Tracey TQ13 9AE

USEFUL INFORMATION:

Tenure: Freehold / EPC Rating: D

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

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity & gas

Constructed in 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

ROOM MEASUREMENTS:

Lounge: 5.68m x 3.48m (18'8" x 11'5")

Dining Room: 3.00m x 2.86m (9'10" x 9'5")

Kitchen: 3.79m x 2.56m (12'5" x 8'5")

Downstairs WC: 1.62m x 1.01m (5'4" x 3'4")

Bedroom: 3.41m x 3.32m (11'2" x 10'11")

Bedroom: 3.42m x 2.75m (11'3" x 9'0")

Bedroom: 3.03m x 2.17m (9'11" x 7'1")

Bedroom: 2.75m x 2.12m (9'0" x 6'11")

Bathroom: 2.44m x 1.71m (8'0" x 5'7")

Garage: 4.95m x 2.45m (16'3" x 8'0")



STEP INSIDE:

You enter the property into an entrance hallway where you'll find a cloakroom with a WC and basin. Stairs rise to the first floor landing. The living room is a lovely size with plenty of natural light from the box window overlooking the front garden. Glass double doors lead into the dining room which benefits from a sliding patio door onto the rear garden and access to the kitchen. The kitchen is fitted with a range of original units and worktops with space for a cooker, washing machine and tumble dryer. An understairs cupboard provides a handy storage area, the boiler is located on the wall and a door leads onto the garden. A return door leads into the hallway. On the first floor there are two double bedrooms, a further smaller double room and a good size single room. The airing cupboard houses the hot water tank with slatted shelving over. There is a hatch to the loft void with a pull down ladder leading to the partially boarded attic. All the bedrooms are serviced by the family bathroom which has a 'P' shaped bath with a mains shower attached, shower screen, WC and basin set into a vanity unit.



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 OUTSIDE: An enclosed, lawned garden to the front with a shrub bed, framing the front of the property. There is a driveway with parking for 2 cars, leading up to the single garage. This has power and light connected and an up & over door. A side gate provides access to the rear garden. This is mainly laid to lawn with a paved patio seating area providing a lovely place to relax, fully enclosed by wooden fencing. On the other side of the property there is an area which has been closed off, ideal to hide tools and pots etc from the main garden. There is a wooden shed located behind the garage, an outside water tap and an array of shrubs, plants and trees bordering the lawn.

AGENTS INSIGHT:

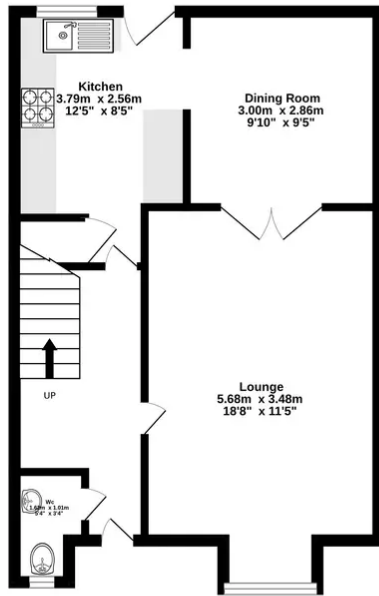
“This ideal family home, perfect for a growing family, is located in the Heathfield area of Newton Abbot and is situated close to the school and great access to the A38 for commuting. It is well proportioned and has an added benefit of an enclosed front garden as well as a lawned rear garden.”



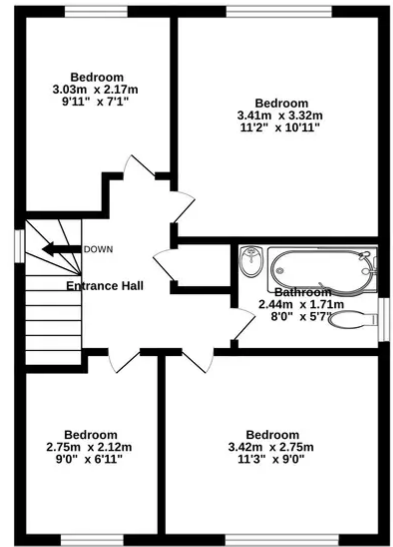
Garage
12.1 sq.m. (130 sq.ft.) approx.



Ground Floor
44.2 sq.m. (475 sq.ft.) approx.



1st Floor
42.7 sq.m. (459 sq.ft.) approx.



TOTAL FLOOR AREA : 98.9 sq.m. (1065 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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