



1 Haytor View, Heathfield - TQ12 6RQ

£275,000 Freehold

A charming 3 bedroom, end-terrace house blending character features & modern comforts featuring an enclosed garden, garage & parking located within easy reach of the A38 with no forward chain.

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ROOM MEASUREMENTS:

Lounge/Dining Room: 6.09m x 3.41m
(20'0" x 11'2")

Kitchen: 3.43m x 2.75m (11'3" x 9'0")

Utility: 2.53m x 1.43m (8'4" x 4'8")

Bedroom: 4.31m x 2.98m (14'2" x 9'9")

Bedroom: 2.96m x 2.53m (9'9" x 8'4")

Bedroom/Loft Room: 4.31m x 4.17m (14'2" x 13'8")

Garage: 4.30m x 4.00m (14'1" x 13'1")

USEFUL INFORMATION:

Heating: Gas central heating

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

Council Tax Band: B (£1943.63 p.a 2025/26)

EPC Rating: D

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:**

There is a parking area in front of the oversized garage which has an electric roller door to the front and a pedestrian door to the rear. A wooden gate leads to the good sized garden which is fully enclosed and laid to lawn.

AGENTS INSIGHT:

"This home has perfect mix of character with a modern twist. Large rooms, high ceilings and wooden flooring in the lounge incorporated with modern day features most buyers would expect to make life more comfortable. The good sized rear garden and large garage is a bonus for those looking for the outdoor life too."

**LOCATION:**

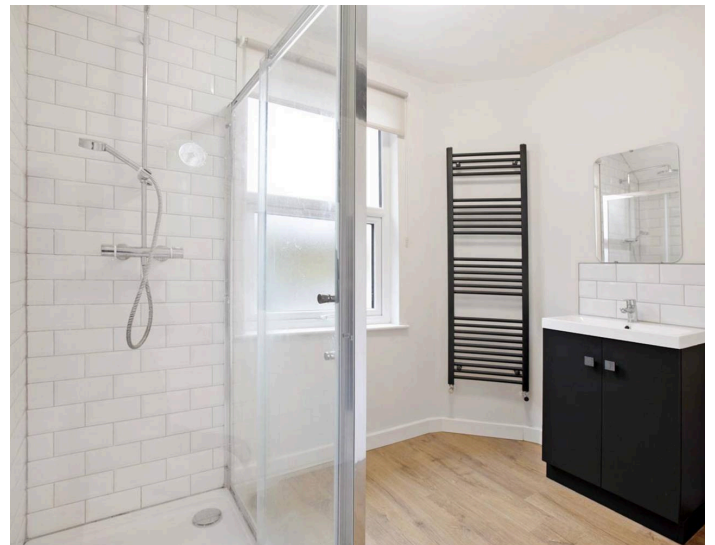
This property can be found in Old Heathfield which has easy access to the A38 Devon express way linking the cities of Exeter and Plymouth. The town of Bovey Tracey with its comprehensive range of shops and amenities, including health centre, library, primary school and churches is only a couple of miles 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.



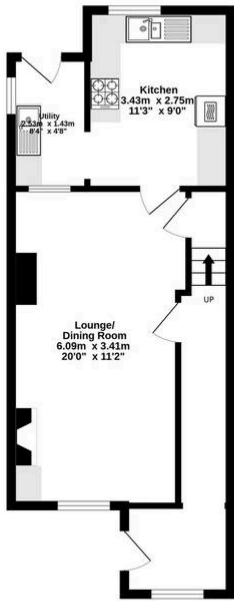
STEP INSIDE:

The front door opens into a practical porch area, perfect for storing coats and shoes before entering the entrance hall. Stairs lead up to the first floor, and a door opens into a spacious lounge/diner. The room features a charming stone fireplace with a wood burner and a wooden mantle above. Dual aspect windows allow plenty of natural light, and the wooden flooring adds character to the property. A doorway leads to the modern kitchen, which has ample cupboards, a built-in fridge/freezer, an electric oven, and a hob. There is space for a dishwasher, and the adjoining utility room offers a second sink and space for two additional appliances. The wall-mounted gas-fired boiler is also located here. A door from the utility room provides access to the garden, parking spaces, and the garage.

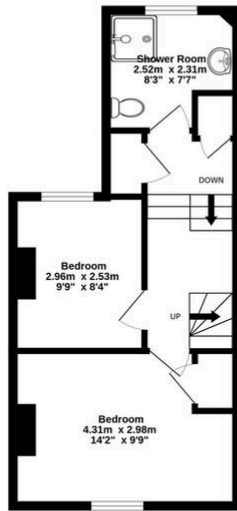
The first-floor split-level landing includes two cupboards, ideal for extra storage. The well-appointed shower room features a large shower cubicle with a mains shower, a WC, and a vanity unit basin. There are two double bedrooms on the first floor, and the loft space has been converted into a third bedroom, accessible via a staircase from the landing.



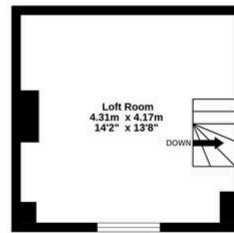
Ground Floor
41.4 sq.m. (446 sq.ft.) approx.



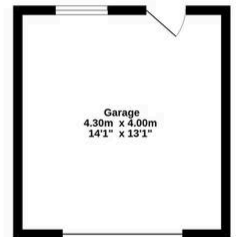
1st Floor
33.9 sq.m. (365 sq.ft.) approx.



2nd Floor
17.3 sq.m. (186 sq.ft.) approx.



Garage
17.2 sq.m. (185 sq.ft.) approx.



TOTAL FLOOR AREA : 109.8 sq.m. (1182 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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