



## 36 Musket Road, Heathfield, Newton Abbot - TQ12 6SB

£270,000 Freehold

This Four Bedroom, Semi- Detached House is Perfect for a Growing Family. A Garage and Driveway Parking. Located in Easy Reach of the A38 and Local Schools and is Available with No Onward Chain.

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### Contact Us...

📞 01626 818094

✉ boveysales@chamberlains.co

🏠 50 Fore Street  
Bovey Tracey TQ13 9AE



**ROOM MEASUREMENTS:**

Lounge: 5.67m x 3.28m (18'7" x 10'9")

Kitchen/Diner: 5.67m x 2.47m (18'7" x 8'1")

Downstairs WC: 1.71m x 0.80m (5'7" x 2'7")

Bedroom: 3.42m x 3.14m (11'3" x 10'4")

Bedroom: 3.30m x 2.45m (10'10" x 8'0")

Bedroom: 2.75m x 2.50m (9'0" x 8'2")

Bedroom: 2.85m x 2.10m (9'4" x 6'11")

Bathroom: 2.26m x 1.71m (7'5" x 5'7")

Garage: 4.86m x 2.44m (15'11" x 8'0")

**USEFUL INFORMATION:**

Tenure: Freehold / EPC Rating: C

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

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity & gas

Constructed approx 1997

**AGENTS INSIGHT:**

" This family home offers space for a growing family, with a double bedroom and the further three single bedrooms all of a similar size which prevents arguments as to who gets the biggest bedroom!!

Recently painted and re carpeted this property would benefit from some updating but it is ready to move into. With no onward chain it will be a stress free purchase.

There is plenty of off road parking and the bonus of a garage too. "

**STEP OUTSIDE:**

At the front, there's a small lawn and a tarmac driveway that leads to a single garage. The garage is equipped with power and lighting, has eaves storage, an up-and-over door and an additional pedestrian door on the side. The rear garden features a paved patio area accessible from the kitchen/diner, with the remainder laid to lawn. The garden is enclosed by wooden fencing on the sides and at the end, there's also an outdoor water tap.

**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





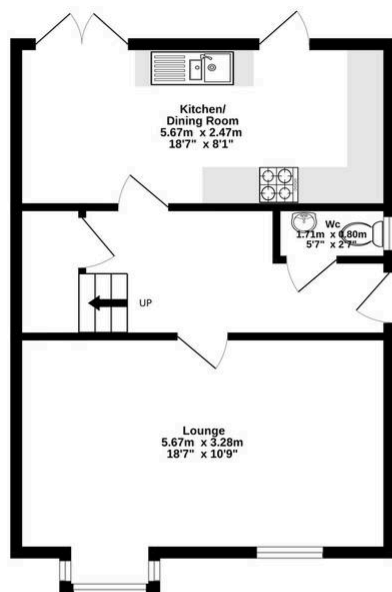
#### STEP INSIDE:

The front door opens into a spacious entrance hall, featuring a downstairs WC to the right and an understairs cupboard. The generously sized lounge boasts a bay window that maximizes natural light and offers space for a dining table and chairs if desired. The kitchen also accommodates a dining table and chairs if preferred. It is equipped with storage cupboards and drawers, an electric oven with an extractor hood, a dishwasher, and space for a washing machine. The wall-mounted gas-fired boiler is neatly tucked into one corner. French doors from the dining area lead to the rear garden, with an additional door providing further access to the garden.

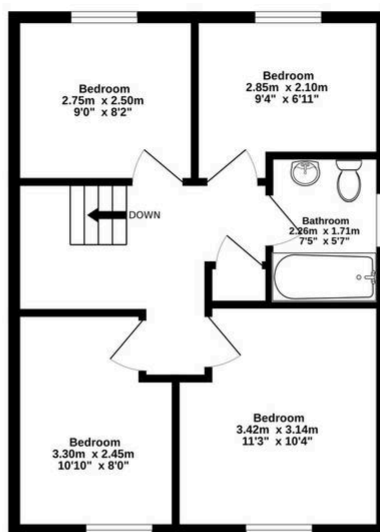
The stairs ascend to the first-floor landing, which includes an airing cupboard, access to the loft space and the family bathroom. The bathroom features a panel bath with an electric shower, a WC, and a basin. The upstairs accommodation is completed by one double bedroom and three large single bedrooms.



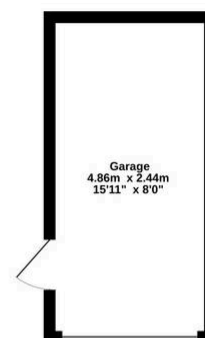
Ground Floor  
44.5 sq.m. (479 sq.ft.) approx.



1st Floor  
43.5 sq.m. (466 sq.ft.) approx.



Garage  
11.8 sq.m. (127 sq.ft.) approx.



**TOTAL FLOOR AREA : 99.8 sq.m. (1075 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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