

## 17 Moorland Gate, Heathfield - TQ12 6TX

Offers in Excess of £175,000 - Freehold

A three-bedroom mid-terrace home situated in Heathfield, offering a spacious lounge/diner, kitchen, enclosed rear garden, allocated parking for one vehicle, and excellent potential to modernise.

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### ROOM MEASUREMENTS:

Lounge/ Diner: 23'05" x 11'03" (7.03m x 3.36m)

Kitchen: 9'07" x 6'02" (2.76m x 1.83m)

Bedroom: 11'10" x 8'02" (3.38m x 2.45m)

Bedroom: 11'04" x 8'02" (3.36m x 2.45m)

Bedroom: 8'02" x 6'00" (2.45m x 1.83m)

Bathroom: 8'07" x 6'06" (2.46m x 1.85m)

### USEFUL INFORMATION:

Teignbridge District Council

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

EPC Rating: C

Services: Mains electric, gas, water and drainage.

Tenure: Freehold

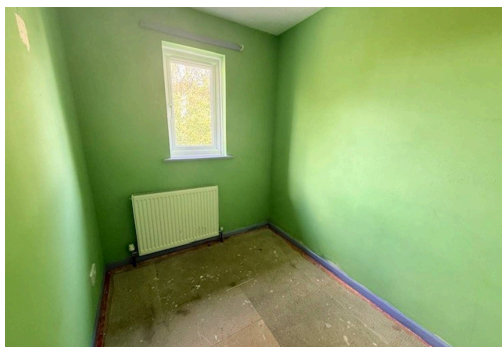


### AGENTS INSIGHT:

"This property offers an exciting opportunity for buyers looking to create a home to their own taste. With spacious accommodation, a private garden, and a cul-de-sac location, it's a great choice for first-time buyers or those wishing to downsize."

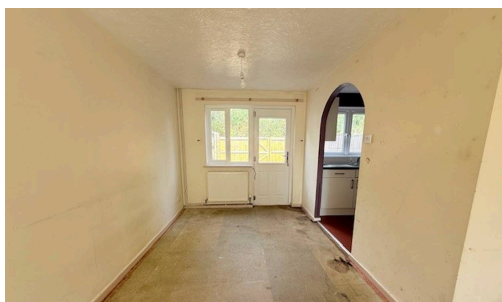
### STEP OUTSIDE:

At the front of the property there is a small bin store and one allocated parking space, ensuring day-to-day convenience. To the rear, the garden is a fantastic blank canvas for those who enjoy the outdoors. Directly outside the patio door is a small paved area, perfect for placing a table and chairs to enjoy morning coffee or evening drinks. Beyond this, the garden is fully enclosed with fencing, providing a safe and secure environment for children or pets. With a little landscaping, it could easily be transformed into a vibrant outdoor retreat with space for entertaining, planting, or simply relaxing in the sun.



### LOCATION:

This property can be found in 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.



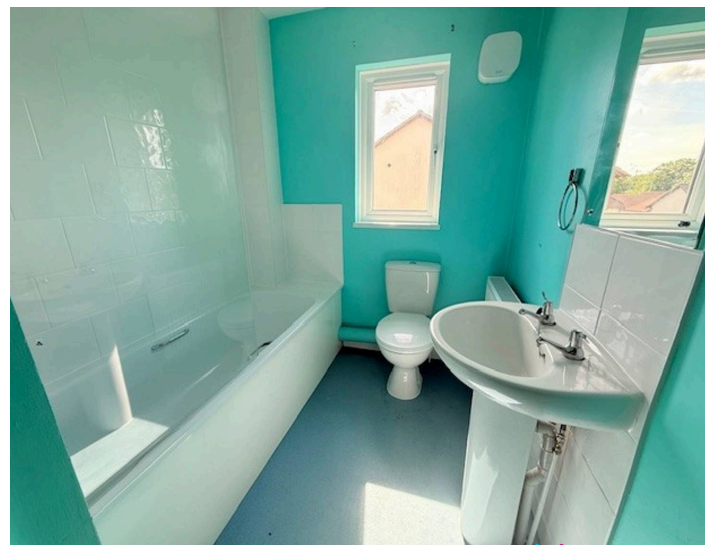
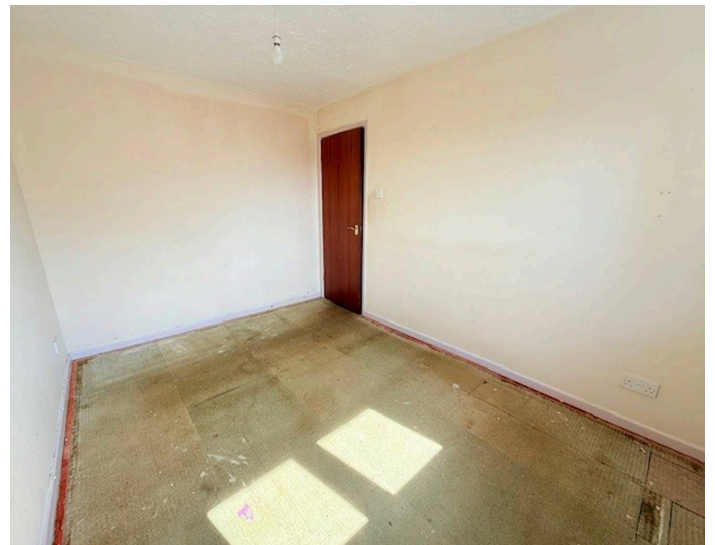


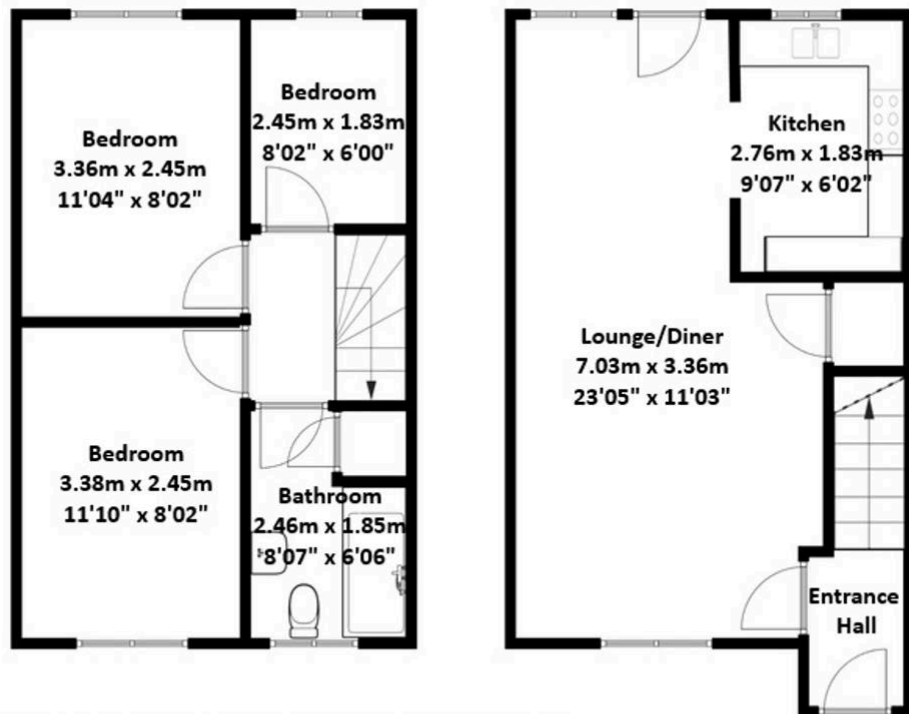


#### STEP INSIDE:

Upon entering, you are welcomed into the entrance hall, with the main living space opening up to the left. The lounge/diner is a versatile and well-proportioned room, offering plenty of space for both a comfortable seating area and a dining table. A large window to the front aspect allows natural light to flood in, while a patio door at the rear provides direct access to the garden, creating a lovely flow between indoors and outdoors. This space also benefits from a practical understairs cupboard, perfect for keeping everyday items neatly tucked away. An archway from the lounge/diner opens into the kitchen, which is fitted with a range of wall and base units. There is space for essential appliances including a washing machine, fridge/freezer, and oven with hob. With a pleasant outlook onto the rear garden, this room is functional in its current form but also offers excellent potential for modernisation to suit a new owner's style and needs.

Upstairs, the landing gives access to three bedrooms and the family bathroom. The smallest bedroom is positioned at the rear of the property and makes an ideal home office, nursery, or guest room. Bedroom two is a good-sized double and enjoys a peaceful outlook over the rear garden. The main bedroom, also a generous double, is situated at the front of the home and benefits from plenty of natural light, making it a bright and inviting space. The family bathroom has been updated with a newly fitted bath and overhead shower, WC, and wash basin. There is also an airing cupboard, which houses the combi boiler and provides useful storage.





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 will be taken for any error, omission or mis-statement. The plan is for illustration purposes only.

