



4 Heather Estate, Old Newton Road - TQ12 6RU

£275,000 Freehold

Charming 3-bedroom home with lounge-diner and wood burner, practical kitchen, versatile bedrooms, driveway for 3 cars, and a large, enclosed garden with outbuilding.

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ROOM MEASUREMENTS:

Lounge: 14'1" x 11'5" (4.30m x 3.47m)

Dining Room: 11'11" x 10'10" (3.63m x 3.31m)

Kitchen: 14'3" x 6'5" (4.35m x 1.96m)

Bedroom: 14'1" x 10'10" (4.30m x 3.31m)

Bedroom: 11'11" x 10'10" (3.63m x 3.31m)

Bedroom: 8'8" x 6'5" (2.64m x 1.96m)

Bathroom: 6'5" x 6'0" (1.96m x 1.82m)

USEFUL INFORMATION:

Heating: Gas central heating

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

Council Tax Band: C (£2221.28 p.a

2025/26)

EPC Rating: D

Tenure: Freehold

AGENTS INSIGHT:

"A well-loved home offering great space inside and out. The lounge-diner with the wood burner is a real highlight, and the large garden with its outbuilding adds fantastic practicality. A brilliant property with lots to offer its next owners."



STEP OUTSIDE: To the front of the property, you will find a driveway for three vehicles, offering excellent off-road parking. A convenient side gate gives direct access to the rear garden, making it easy to transport tools, gardening equipment or outdoor items without passing through the main living areas. As you step out into the garden through the double patio doors, you are immediately greeted by a large, inviting outdoor space perfect for relaxation and entertaining. The patio area provides an ideal spot for dining, summer barbecues or simply enjoying a morning coffee. Beyond the patio lies a generous lawn bordered with some planters, offering plenty of potential for keen gardeners. A dedicated vegetable patch is ready for planting, giving anyone with green fingers the opportunity to grow their own produce. The garden is fully enclosed, making it a safe and private space for children or pets to enjoy. At the top of the garden sit an outbuilding, with power and electric, providing fantastic options for storage, workshop use or hobby spaces. To the rear of the house, there is also a small but highly practical storage cupboard, currently housing a full-length freezer.



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.





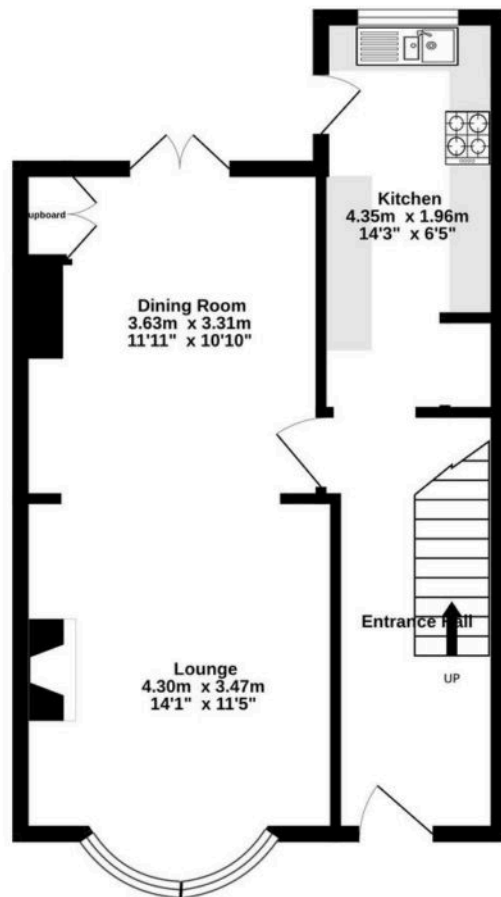
STEP INSIDE:

Stepping into the property, you are welcomed by a spacious entrance hallway that immediately sets the tone for the home. There is plenty of room here for shoes, coats, and everyday essentials, making it both practical and inviting. The staircase rises to the first floor, and there is excellent storage beneath the stairs, ideal for keeping the space neat and clutter-free. To the left of the hallway, you enter the generous lounge-diner — a true hub of the home. This well-proportioned space offers ample room for a large dining table, creating the perfect setting for family meals and social gatherings. The lounge area benefits from a large front-facing bay window that floods the room with natural light, while the standout feature is the characterful wood burner that provides warmth throughout the entire ground floor. At the rear, double doors lead directly out onto a patio, seamlessly connecting the indoor and outdoor spaces. Returning to the hallway and heading straight ahead, you find the kitchen. Neat, functional, and perfectly laid out, it offers a simple and efficient working space with room for essential appliances including a fridge-freezer and washing machine. A side door opens directly into the garden, offering a convenient route for taking out washing or bringing in groceries.

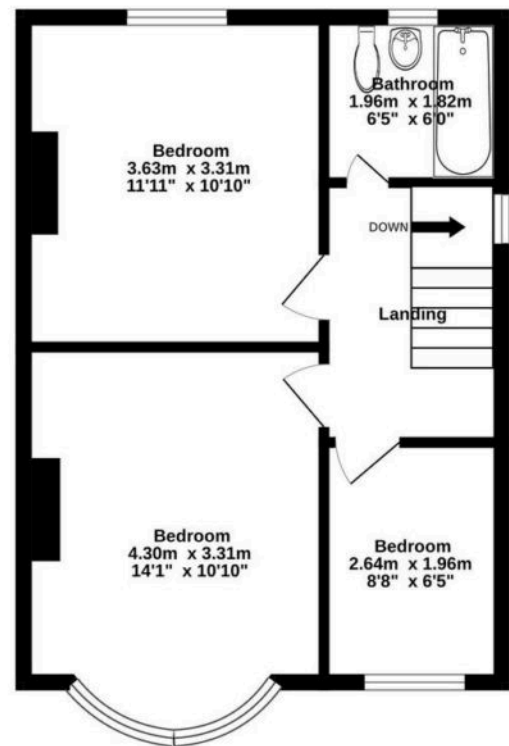
Arriving upstairs, the landing gives access to all three bedrooms and the family bathroom. Directly ahead is the main bathroom, fitted with a WC, wash basin and a bath with an overhead electric shower, providing a practical and comfortable space for day-to-day living. Bedroom Two is a generous double room overlooking the rear garden. It enjoys a peaceful outlook and benefits from a built-in wardrobe along with a charming feature fireplace, giving the room plenty of character. Bedroom One, positioned at the front of the property, is another spacious double with excellent room for wardrobes and bedroom furniture. The third bedroom, currently used as a home office, is a well-sized single room that lends itself perfectly to a workspace, nursery, or dressing room, depending on your needs.



Ground Floor
43.3 sq.m. (466 sq.ft.) approx.



1st Floor
39.9 sq.m. (429 sq.ft.) approx.



TOTAL FLOOR AREA : 83.2 sq.m. (896 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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