



Heathfield

2x  1x 

ENERGY RATING D63

- Video Walk-through Available
- Fabulous Detached Bungalow
- 2 Double Bedrooms
- Living Room & Sun Lounge
- Kitchen & Utility/Cloaks
- Extensive Off Road Parking & Single Garage
- Generous Gardens & Workshop/Store
- Superbly Presented Throughout
- Early Viewings Advised
- Convenient for A38

Guide Price:
£350,000
FREEHOLD

Edgemoor, Brow Hill, Heathfield, Newton Abbot, TQ12 6SW - Draft



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

Edgemoor, Brow Hill, Heathfield, Newton Abbot, TQ12 6SW

A spacious two double bedroom detached bungalow boasting a large corner plot garden on the edge of Heathfield. The modernised and well-presented accommodation includes a lounge, kitchen/breakfast room, a large sun room, utility/cloakroom/WC and a shower room. Gas central heating and double glazing is installed and outside in addition to the good-sized garden there is ample driveway parking, a detached garage and large workshop/store. Internal viewings are recommended to appreciate all that this lovely bungalow offers.

Brow Hill is situated on the edge of Heathfield which is a popular location with a range of local amenities including a convenience store and primary school. A wider range of shopping, business and leisure amenities can be found in the nearby town of Bovey Tracey which is set on the edge of Dartmoor National Park. For the commuter, Heathfield is convenient for the A38 Devon Expressway to Plymouth and Exeter with the M5 beyond.

The Accommodation:

A UPVC obscure double glazed entrance door leads to the entrance hallway with storage cupboard and access to loft. The lounge has a window to front and feature wall mounted electric log effect fire with wood beam over. The kitchen has a modern range of shaker style wall and base units with rolled edge work surfaces with tiled splashback, inset single drainer sink unit and space for appliances, larder cupboard and window to rear. There is a utility/cloakroom/WC with low-level WC, wash basin, wall mounted gas boiler, plumbing for washing machine, heated towel rail, tiled walls with obscure-glazed windows. The sun lounge is a bright and airy room with windows to front, rear and side and sliding patio doors leading to outside. Bedroom one has a window to front and bedroom two has a window to side. The shower room comprises a shower cubicle, low level WC, pedestal wash basin, part tiled walls and obscure-glazed window.

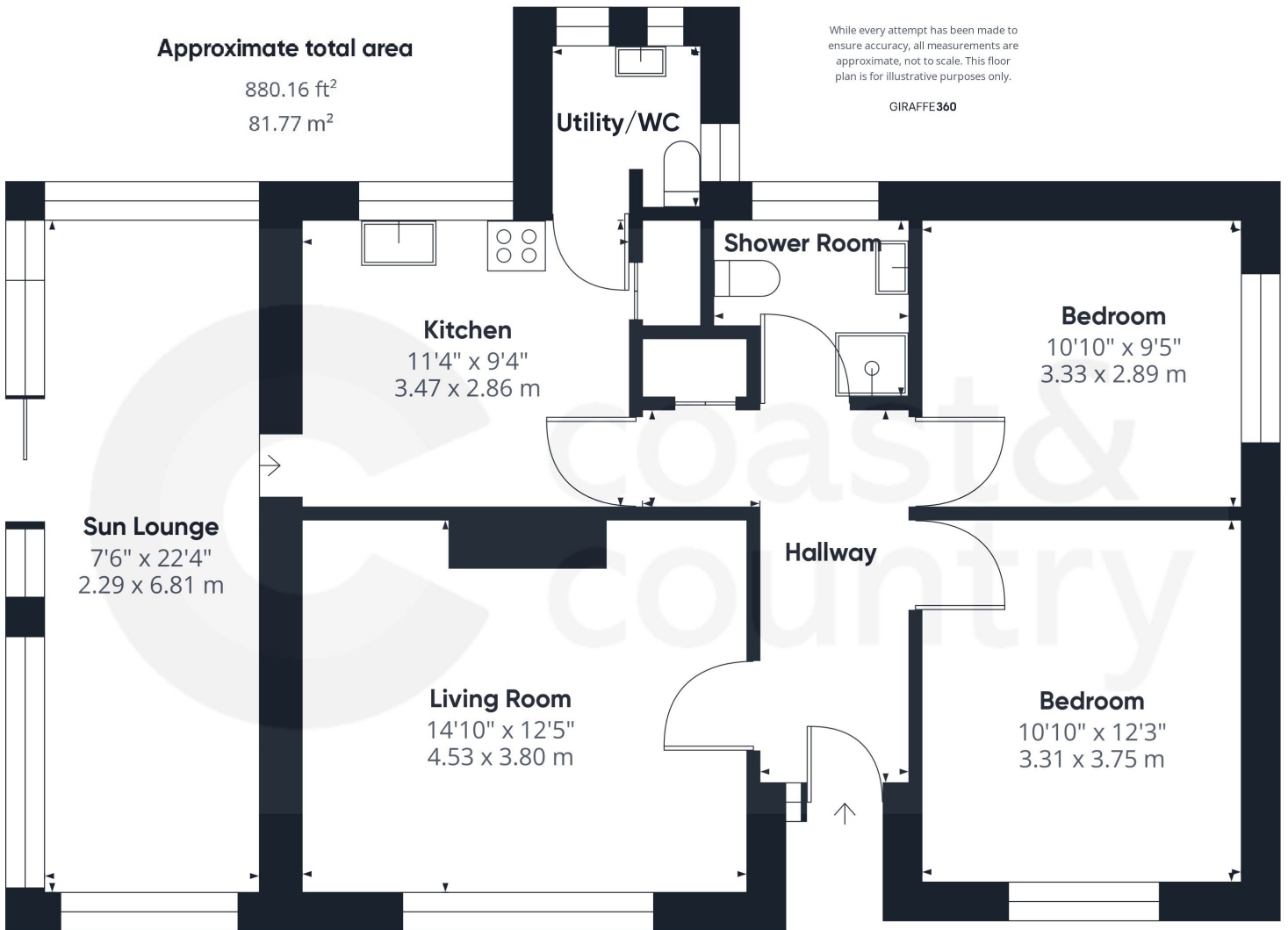
Garden & Parking:

Outside there is a five-bar gate and Devon bank leading to a large gravelled parking area providing off-road parking for multiple vehicles, garage with metal up and over door and path to front door. The gardens are a generous size and span across the front, side and rear predominantly laid to lawn with flower beds. There is a timber summer house, paved patio area, raised seating area and a detached workshop/store with double doors.

Directions:

From Drum Bridges Roadabout, take the Heathfield/Bovey Tracey exit and stay in the right hand lane. At the traffic lights, take right into Heathfield (Battle Road), follow the road to the end and turn right onto Old Newton Road and first right into Brow Hill where the bungalow can be found immediately on the left.





Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains drainage. Mains electricity. Mains gas.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.