



## Milber, Newton Abbot

3x  1x 

ENERGY  
RATING  
D61

- Video Walk-through Available
- No Upward Chain
- Mature Detached Bungalow
- 3 Bedrooms
- Lounge & Kitchen/Dining Room
- Sought-After Milber Area
- Driveway & Single Garage
- Front and Rear Gardens
- 0.1 Miles from Bus Stop
- Much Potential

**Guide Price:**  
**£370,000**  
FREEHOLD



## 24 Heath Park, Newton Abbot, TQ12 4JQ



1000s of homes sold in Teignbridge

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



## 24 Heath Park, Newton Abbot, TQ12 4JQ

With an integral garage with potential for conversion to further accommodation (subject to obtaining all required consents and approvals) and a driveway in front providing parking, this well-proportioned three-bedroom detached bungalow has a lovely garden at the rear which adjoins woodland and is privately enclosed. Heath Park is a well-established and sought-after address in the Milber area of Newton Abbot, just off Twickenham Road where there is a convenience store and timetabled bus route into Newton Abbot's vibrant and well served town centre around 1.25 miles away.

### The Accommodation:

Stepping inside, a central hallway is accessed through an enclosed porch and has doors to all rooms and the integral garage. Enjoying an open aspect towards parts of picturesque Dartmoor at the front is a good-sized lounge. At the rear is an L-shaped kitchen/diner the kitchen fitted with a sleek range of high gloss cabinets, solid granite counter tops and integrated appliances including an oven, combination oven / microwave, inset hob, cooker hood and dishwasher and fridge with matching doors. There is also a floor to ceiling larder cupboard. The dining area is flooded with natural light with glazing on three aspects including a door to the rear garden. There are three bedrooms and a bathroom with white suite including a bath with shower over, low level WC and wash basin, all complemented by part-tiled walls.

### Outside:

Open-plan front garden with access on both sides to the rear which is presented on two main levels, the larger being fairly level with patio, deck and lawn all privately enclosed.

### Parking:

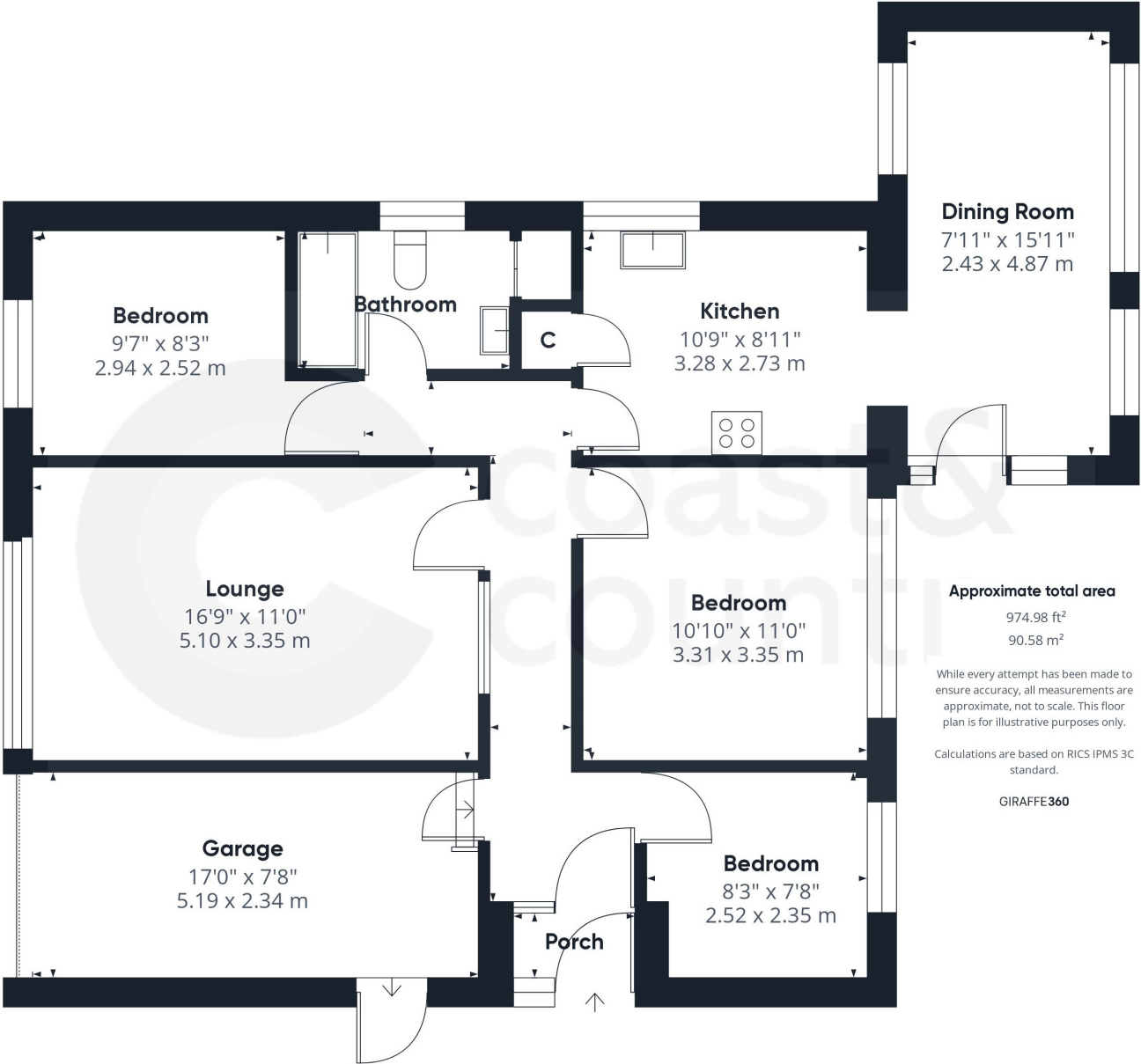
Integral garage with up and over door side door and door into entrance hallway. Driveway parking in front.

### Directions:

From the Penn Inn roundabout take the Shaldon Road up the hill and then second right into Twickenham Road. Follow this road around the bend until you reach Heath Park on the left. 24 can be found off to the right.



# 24 Heath Park, Newton Abbot, TQ12 4JQ



### Agents Notes:

Council Tax: Currently Band D  
Tenure: Freehold  
Mains water. Mains gas. Mains drainage. Mains electricity.

Floor Plans - For Illustrative Purposes Only

### Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 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.