



## Milber, Newton Abbot

2x  1x 

ENERGY  
RATING  
D64

- Video Walk-through Available
- Semi-Detached Bungalow
- 2 Double Bedrooms
- 2 Reception Rooms
- Modern Kitchen

- Driveway and Car Port
- Front and Rear Gardens
- Popular Milber Location
- Close to Bus Stop
- Early Viewings Advised

**Guide Price:**  
**£295,000**  
FREEHOLD



# 47 Heath Park, Newton Abbot, TQ12 4JQ



1000s of homes sold in Teignbridge

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



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

A particularly neat and well-presented semi-detached bungalow offering remodelled and extended accommodation. With a driveway running down one side of the property, partially covered by a modern carport providing plenty of parking, the former garage has been altered to provide a lovely hobbies room with patio doors to the rear garden. The garden is designed with ease of maintenance in mind with lawn and patio all fully enclosed and offering a high level of privacy.

The property is situated in the sought-after Milber area of Newton Abbot, just off a wide, tree-lined avenue Twickenham Road with timetabled bus route into the town centre and home to a Morrisons Local shop. Newton Abbot town centre is around 1.25 miles away and offers an extensive range of shopping, business and leisure facilities and also a mainline railway station.

### The Accommodation:

The accommodation is roomy and well-appointed with some lovely modern features. An L-shaped hallway provides access to all rooms. There are two double bedrooms, the master an excellent size. A bathroom has a white suite with low level WC vanity basin and bath with shower over. An impressive kitchen has a boiler cupboard off with and is partly open plan to the living area and features an extensive range of up to the minute cabinets plenty of worksurfaces and a range of integrated appliances including a double oven hob cooker hood washing machine dishwasher and fridge. The living space is presented in two defined areas for dining and sitting and flow beautifully into each other with French doors and full height side panels to the rear garden.

### Parking:

Space for several cars on drive at the front and side partially covered by a modern carport.

### Gardens:

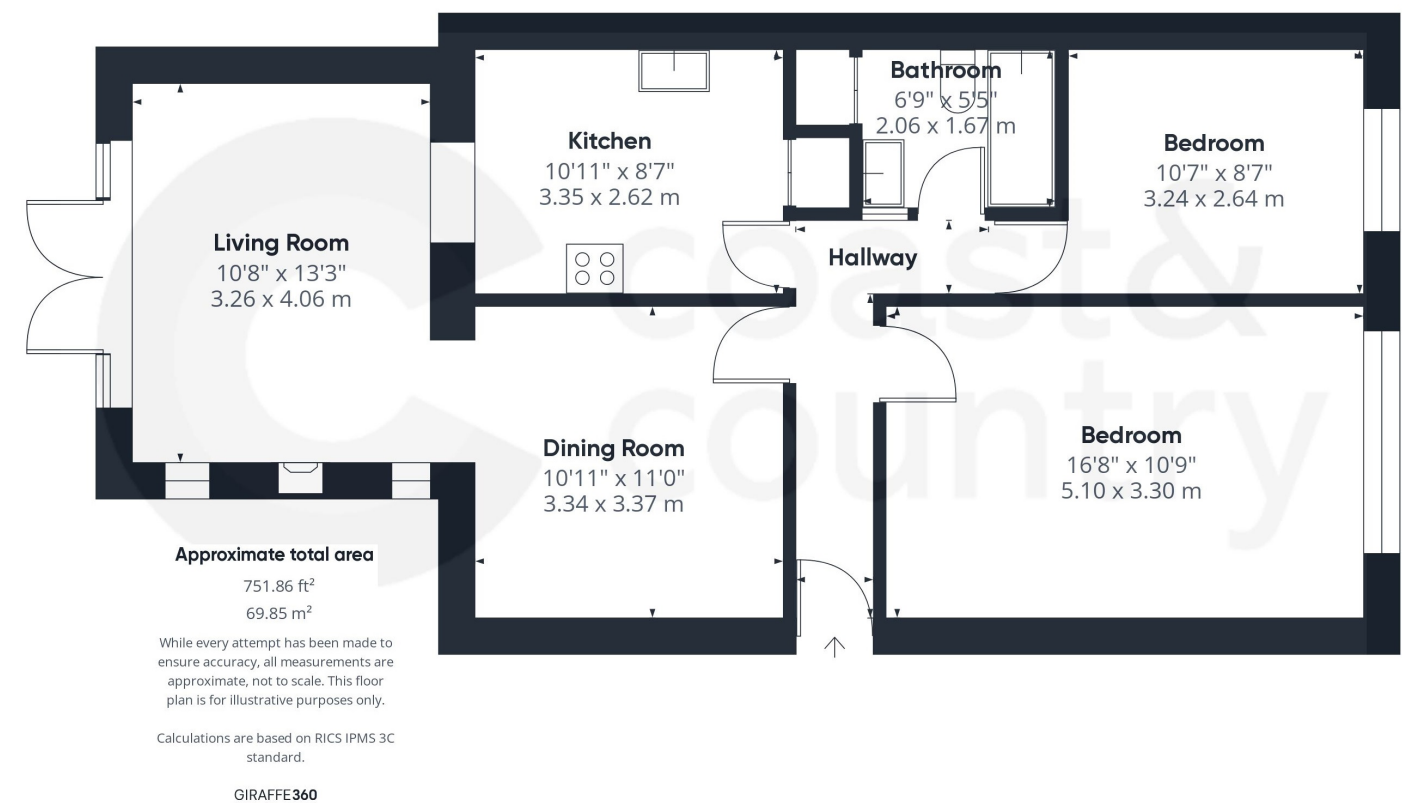
Open plan lawned front garden. Gated access from driveway into the rear garden which is designed for ease of maintenance with lawn and patio. Fully enclosed and most secluded. Former garage now providing excellent hobbies room with patio doors to the garden.

### Directions:

From Newton Abbot town centre head towards the The Penn Inn roundabout and take the second exit for Shaldon straight over at the traffic lights and head up the hill. After the garage on the right take the next right hand turn into Twickenham Road. Continue around the sweeping bend and Heath Park will be found on the left hand side. 47 is along on the right before the road splits left and right.



# 47 Heath Park, Newton Abbot, TQ12 4JQ



## Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

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

The sale of this property is subject to a grant of probate.

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	64 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.