



## Milber, Newton Abbot

3x  1x 

ENERGY  
RATING  
C69

- Video Walk-through Available
- Semi-Detached Dormer Bungalow
- 3 Bedrooms
- Living Room and Dining Room
- Kitchen/Breakfast Room

- Garage and Driveway Parking
- Front and Rear Gardens
- Corner Plot
- Cul-de-sac Position

**Guide Price:**  
**£300,000**  
FREEHOLD



# 45 Heath Park, Newton Abbot, TQ12 4JQ



1000s of homes sold in Teignbridge

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



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

A deceptively spacious and very well-presented three-bedroom semi-detached dormer bungalow which is located in a sought-after residential road. The versatile accommodation comprises an entrance hallway, lounge, dining room, modern extended kitchen/breakfast room, three bedrooms (master on the ground floor) and a bathroom. Gas central heating and double glazing are installed and outside there are easy to maintain gardens, garage and driveway parking.

Heath Park is in the popular Milber area approximately 2 miles from the centre of the market town. There is a convenience store, supermarket and bus route close by. The bungalow also has easy access to the A380 to Torbay and Exeter (M5 beyond) and the mainline train station. Newton Abbot has a wide range of shopping, business and leisure facilities and is also near the coastal town of Torbay and the Dartmoor National Park.

### Accommodation:

A UPVC part obscure double glazed entrance door leads to the entrance hallway. The lounge has a window to front, feature stone fireplace with polished wood mantle extending to side incorporating TV shelf. Obscure glazed sliding doors lead to the dining room which has a window to front, stairs to first floor and door back into the hallway. The kitchen/breakfast room has been extended and is extensively fitted with a modern range of wall and base units with rolled edge work surfaces and tiled splashback, inset single drainer sink unit, built-in double oven and hob, spaces for fridge, washing machine and tumble dryer, tiled flooring, cupboard housing wall mounted gas boiler, windows to rear and side and door to outside. The bathroom has a suite comprising panelled bath with mixer tap and shower attachment, low-level WC, pedestal wash basin and storage cupboard. The master bedroom has a window to rear and range of fitted wardrobes.

Upstairs on the first floor the landing has eaves storage and bedroom two has a window to rear with a range of built-in wardrobes and bedroom three has a window to front with pleasant outlook and range of fitted wardrobes.

### Garden and Parking:

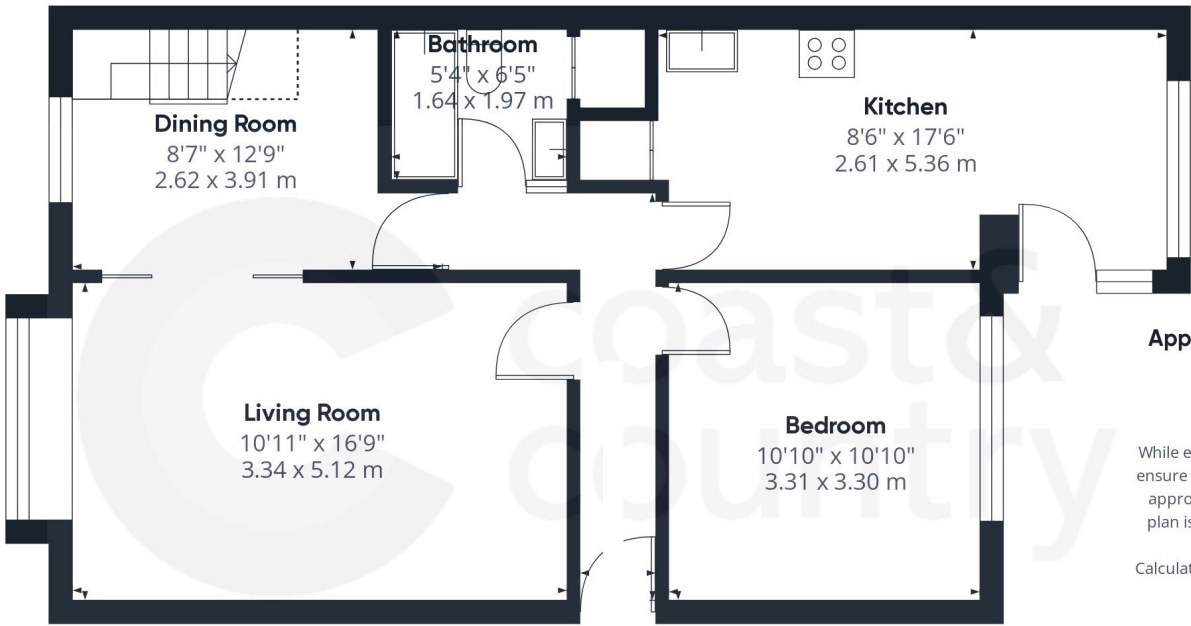
Outside to the front there is a lawned garden which extends to side with a brick paved driveway leading to a single garage with metal up and over door, power and light and courtesy door to side. The rear garden has a brick paved patio, retaining wall and three steps to a lawned area.

### Directions:

From the Penn Inn roundabout at Newton Abbot take the Milber exit. At the traffic lights turn right into St Marychurch Road. Take the third left into Twickenham Road, then the first right into Heath Park. At the T junction, turn right and the property is on your right.



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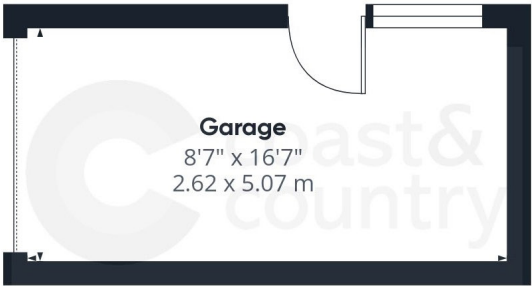
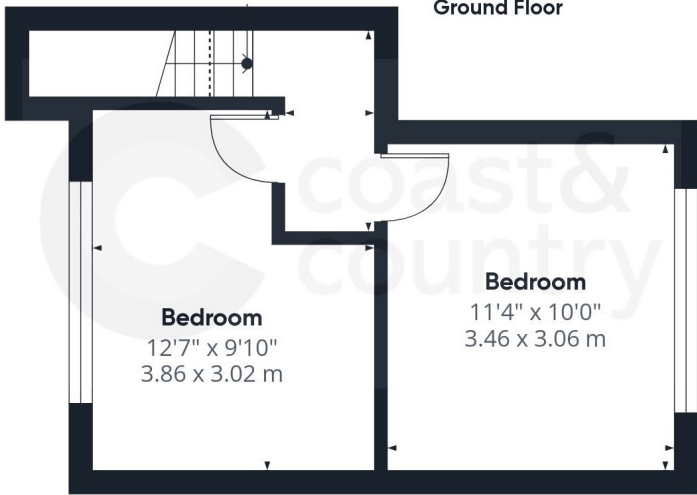
**Approximate total area**

1064.98 ft<sup>2</sup>  
98.94 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**Agents Notes:**

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

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	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.