



## Heathfield

3x  1x 

ENERGY  
RATING  
D62

- Video Walk-through Available
- End of Terrace House
- 3 Bedrooms
- Lounge and Kitchen/Diner
- Modern Family Bathroom

- Off Road Parking and Garage
- Enclosed Rear Garden
- Convenient for A38
- Popular Location

**Guide Price:**  
**£260,000**  
FREEHOLD



## 39 Heath Hill, Heathfield, Newton Abbot, TQ12 6SP



1000s of homes sold in Teignbridge

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



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A modernised three-bedroom end of terrace family home situated in a popular cul-de-sac within Heathfield. The well-presented accommodation benefits from gas central heating and uPVC double glazing and outside there are easy to maintain gardens, a large single garage and off road parking. This lovely family home which enjoys far reaching views towards The Moor will appeal to a wide range of buyers and viewings come highly recommended.

Heath Hill is situated within a cul-de-sac on the edge of Heathfield which is a popular location with a range of local amenities including a convenience store, take away 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 door with side panel leads to the entrance hallway with stairs to first floor with glass balustrade and wall mounted gas boiler under, laminate flooring and door to an open plan lounge/dining room/kitchen which is a light and airy room. The lounge has a window to front and laminate flooring and opens to the kitchen/dining room. The dining area has patio doors to the garden and the kitchen is fitted with a modern range of grey high gloss base units with rolled edge work surfaces, inset single drainer sink unit, built-in oven and hob and spaces for fridge/freezer and washing machine and window to rear.

Upstairs on the first floor the landing has glass balustrade and access to loft. Bedroom one has a window to front and built in storage. Bedroom two has a window to rear enjoying views towards Haytor and Dartmoor in the distance and bedroom three has a window to front. There is a modern shower room with suite comprising walk-in shower area with glazed screen and tiling to surround, low-level WC, vanity wash basin, heated towel rail and window.

### Garden and Parking:

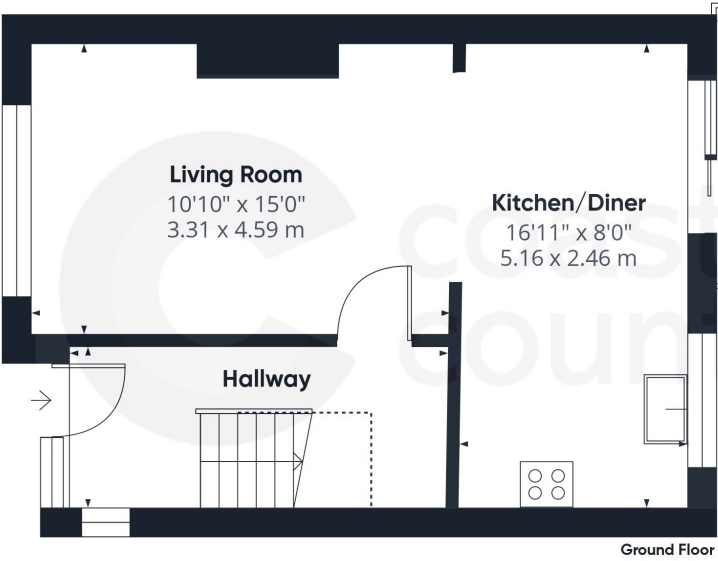
Outside to the front there is a gravelled parking area for two cars with raised border, further gravelled area and path to front door. There is a gate to side leading to the rear garden which has a raised timber decked patio suitable for alfresco dining, level lawn with shrub border, gravelled area and gate to driveway leading to a large single detached garage with electric roller door, windows to rear and side and courtesy door to garden.

### Directions:

From Newton Abbot take the A382 towards Bovey Tracey, at the first roundabout take the second exit continuing towards Bovey Tracey. At the Trago Mills Roundabout take the third exit signposted Heathfield and Bovey Tracey. At the drum-bridges roundabout (above the A38) take the third exit signposted towards Heathfield. At the traffic lights keep in the righthand lane and turn right into Battle Road in Heathfield. Follow the road straight to the end and turn right onto Old Newton Road, take the second right onto Sharps Crescent, 50 yards after the exit Sharps Crescent turns right- take this turning, take the first turning on the left called Heath Hill and the property can be found at the end of the cul-de-sac.



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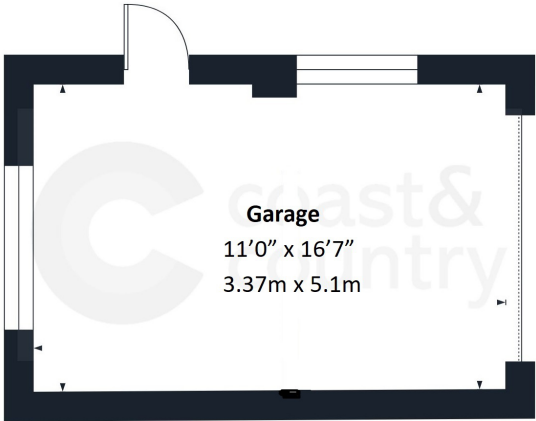
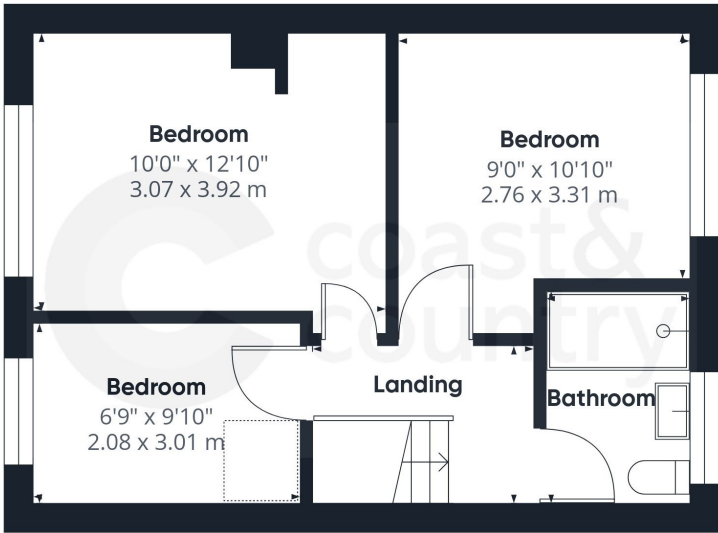
Approximate total area

952 ft<sup>2</sup>  
88.4 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 B  
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		82 B
69-80	C		
55-68	D	62 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 ± 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.