



Heathfield

2x  1x 

ENERGY
RATING
D67

- Video Walk-through Available
- No Upward Chain
- Modern End of Terrace House
- 2 Bedrooms (Both en-suite)
- Modern Kitchen

- 2 Reception Rooms
- Landscaped Low Maintenance Garden
- Parking Space and Single Garage
- Tucked Away Cul-de-sac Position
- Convenient for A38

Guide Price:
£265,000
FREEHOLD

3 St Catherines Cottages, Brow Hill, Heathfield, TQ12 6TB



1000s of homes sold in Teignbridge

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

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A lovely end terraced house in a tucked-away position with easy access to the A38 Devon Expressway. Presented in first class order the property was originally thought to have been designed as a three-bedroom home but altered before occupation to provide an attractive two-bedroom, two-bathroom layout. Situated at the end of a small development of just three homes, the property offers much privacy with a delightful enclosed and particularly private paved garden at the rear with decked terrace ideal for summer dining. Excellent parking can be found at the front with a good size detached garage built in the same style as the house, and additional space to the side.

Heathfield is a popular location with good local facilities including a parade of local shops and a modern primary school. Within a mile is the A38 Devon expressway providing dual carriageway access North to Exeter and the M5 beyond and South to Plymouth and Cornwall beyond. The pretty town of Bovey Tracey, often described as the gateway to Dartmoor, is around 2 miles' drive.

The Accommodation:

Stepping inside the accommodation is well planned and immaculate. A good size entrance hallway is approached through an enclosed porch and has the stairs to the first floor with a cupboard below. Off the hallway is a useful guest cloakroom with white suite of WC and wash basin. Overlooking the front is the well-appointed kitchen with a selection of sleek, high-gloss cabinets including cupboards and pan drawers a built-in eye level double oven, inset hob and cooker hood. Polished solid granite countertops with a one and a half bowl undermount sink unit adding to the high-quality feel. A cosy lounge has a wood burner, ideal for those winter evenings, which leads through patio doors to a fabulous sitting/dining room which in turn opens directly to the rear garden.

On the first floor, a part-galleried landing provides access to both bedrooms. The principal overlooks the rear through two windows, has a recessed double wardrobe and also a good sized en-suite with both a bath and separate shower cabinet. The second bedroom overlooks the front, has a fitted wardrobe, and has an en-suite shower room.

Parking:

Detached garage and additional space to the side.

Gardens:

Lovely enclosed paved garden at the rear offering much privacy and an attractive space to entertain.

Directions:

From Newton Abbot take the A382 out of town towards Bovey Tracey. At the Drum Bridges roundabout (A38) take the third exit and keep in the right hand lane for Heathfield. At the lights turn right and follow the road and then right at the T junction. Brow Hill is off to the right and the cul de sac the first on the left.



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Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

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

The property is situated on a private road and there may be a liability for contributions towards maintenance when required.

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	67 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.