



Newton Abbot

3x  1x 

ENERGY
RATING
D64

- Video Walk-through Available
- Mature Semi-Detached House
- 3 Bedrooms
- Dual Aspect Lounge/Diner
- Modern Kitchen

- White-Suite Bathroom
- Lawned Front and Rear Gardens
- Popular Residential Location
- Convenient For Schools
- Cul-de-sac Position

Guide Price:
£275,000
FREEHOLD

13 Heather Close, Newton Abbot, TQ12 1NS



1000s of homes sold in Teignbridge

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

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A well-presented, three-bedroom, mature semi-detached house situated in the popular Highweek area of Newton Abbot.

The well-presented accommodation boasts three bedrooms, a dual aspect lounge/dining room and a modern kitchen and bathroom. Gas central heating and double glazing are installed and outside there are front and rear gardens along with two outside stores. Internal viewings come highly recommended to appreciate the cul-de-sac location and accommodation on offer making this an ideal first purchase or family home.

Heather Close is situated in the sought-after residential area of Highweek. Highweek boasts primary and secondary schools, local shops, village inn and pretty church. Newton Abbot itself benefits from a wide range of facilities including various shops, superstores, schools, hospitals, leisure centre and railway station on the London Paddington - Plymouth mainline, easy access to the A38 and M5. Dartmoor National Park and the seaside resorts of Torbay and Teignmouth are within easy driving distance.

The Accommodation:

An open canopy porch with composite part-obscure, double-glazed entrance door with double-glazed side panels leads to the entrance hallway with stairs to first floor and storage cupboard under. The lounge/dining room is dual aspect with uPVC double-glazed window to front, and uPVC double-glazed sliding patio doors to the garden and inset electric log effect living flame fire. The kitchen is fitted with a modern range of high gloss wall and base units with work surfaces and matching splashback, built-in double oven, hob, microwave and washing machine, inset stainless steel single drainer sink unit, uPVC double-glazed window overlooking the rear garden and uPVC part obscure double-glazed door leading to outside.

Upstairs on the first floor the landing has a uPVC double-glazed window to side and access to loft. Bedroom one has a uPVC double-glazed window to front enjoying pleasant views. Bedroom two has a uPVC double-glazed window to rear and bedroom three has a uPVC double-glazed window to front. The bathroom has a modern white suite comprising panelled bath with shower over, screen, tiling to surround, wash basin, heated towel rail, cupboard

housing wall mounted gas boiler and a uPVC obscure double-glazed window. There is a separate WC with low-level WC, part tiled walls and uPVC obscure double-glazed window.

Gardens:

Outside to the front there is a sloping lawn, gravel area, steps and path to front door. The path extends alongside with gate and two outside stores leading to the rear garden which has a lawned area, large, paved patio and timber shed.

Directions:

From Newton Abbot take the A383 Ashburton Road, past Coombeshead College. Take the fifth turning on the right into Laurie Avenue. Turn left into Rosemary Avenue. Turn right into Heather Close.

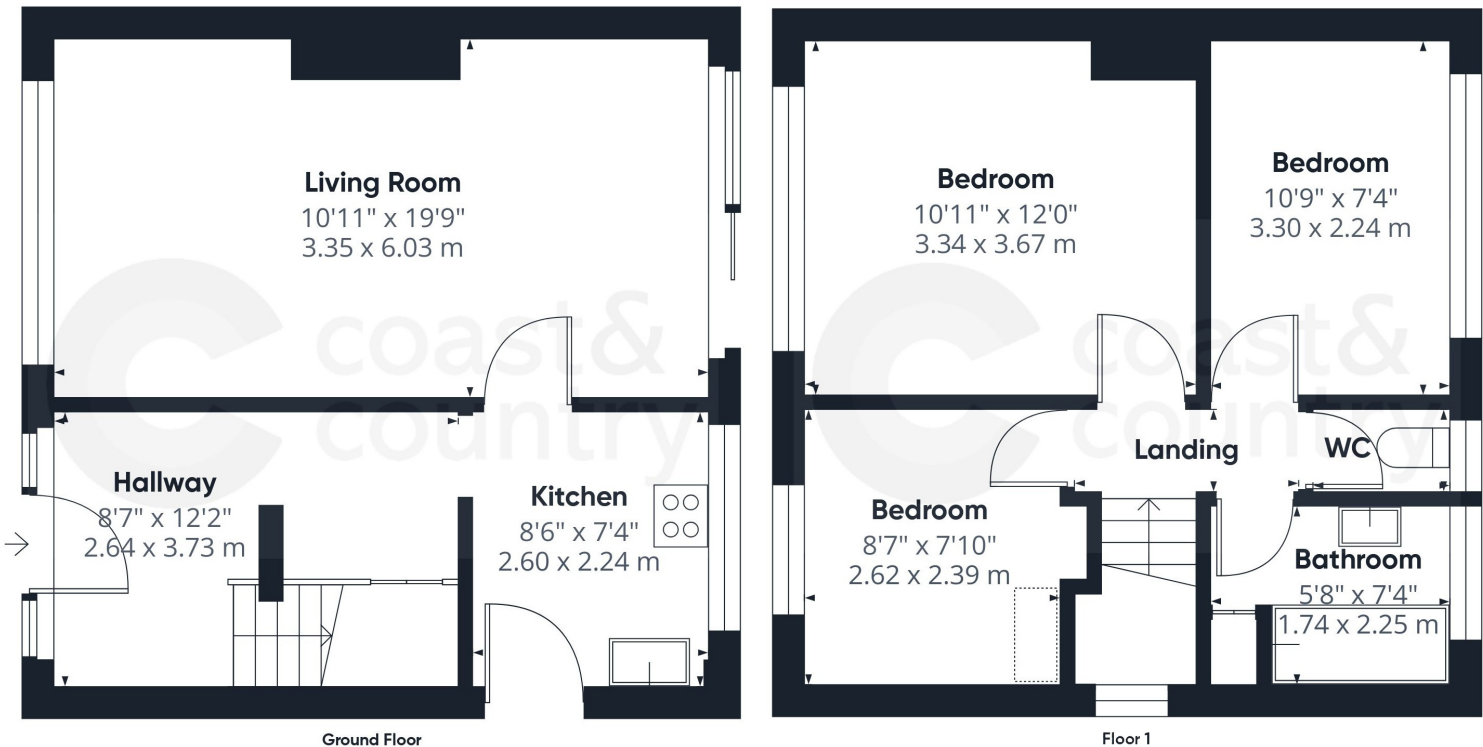


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Approximate total area
747 ft²
69.3 m²

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



Agents Notes:

Council Tax: Currently Band C
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		
69-80	C		77 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 ± 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.