

SIMPLY GREEN

Naseby Drive, Heathfield, Newton Abbot, TQ12 6SE
Newton Abbot

Guide Price
£250,000



Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

- No Chain!!
- Three Well Proportioned Bedrooms
- Sought-After Area
- Close To Local Amenities
- Bright & Airy Throughout
- Driveway Parking
- Perfect Family Home
- Cul-De-Sac Location
- Kitchen/Diner
- Freehold

Property Type: Semi Detached House

Council Tax Band: C

Tenure: Freehold

Nestled in the sought-after area of Heathfield, Newton Abbot, this no chain three-bedroom semi-detached home perfectly combines comfort, convenience, and community. The property offers a welcoming lounge, a spacious kitchen/dining area ideal for family meals and entertaining, and upstairs you'll find three well-proportioned bedrooms alongside a modern family bathroom. Located in a popular residential area, the home enjoys easy access to a range of local amenities including shops, cafés, schools, and leisure facilities. For outdoor enthusiasts, the beautiful Bovey Heathfield Nature Reserve is just a short walk away, offering scenic trails and a tranquil setting. With its excellent location and family-friendly design, this property is a wonderful opportunity to enjoy the very best of Devon living.

Location

Naseby Drive in Heathfield, Newton Abbot, offers an ideal balance of convenience and tranquillity. Set within a peaceful residential area just moments from the A38, it provides excellent links to Exeter, Plymouth, and the M5—perfect for commuters. The nearby town of Newton Abbot, only a short drive away, offers a full range of shops, restaurants, and leisure facilities, while local amenities such as a convenience store and primary school are within easy walking distance. The area is popular with families thanks to its safe, community feel and good local schooling options. Regular bus services and Newton Abbot's mainline railway station ensure easy travel further afield. Surrounded by the stunning South Devon countryside and just a short trip from Dartmoor National Park, residents enjoy plenty of opportunities for outdoor recreation. Naseby Drive combines modern modern suburban living with great accessibility and a friendly neighbourhood atmosphere.





Ground Floor Accommodation

As you step into the property, you are welcomed by a spacious entrance hallway offering access to both the staircase and the main lounge. The lounge is a bright and inviting space, generously sized and thoughtfully designed for comfort. It features under-stairs storage, fitted carpeting, and multiple power outlets, making it both practical and versatile. From here, a doorway leads directly into the impressive kitchen/diner.

Spanning the full width of the property, the kitchen/diner provides an excellent balance of style and functionality. The kitchen area boasts an array of modern oak-style cabinets paired with sleek black granite-effect worktops, offering ample storage and workspace. There is also a designated area for a freestanding washing machine.

The dining area is beautifully illuminated by natural light streaming through the French patio doors, which open out to the rear garden — perfect for seamless indoor-outdoor living. This generously sized space is ideal for family meals, entertaining guests, or hosting social gatherings, making it a true heart of the home.

First Floor Accommodation

As you ascend to the first floor, you are greeted by three well-proportioned bedrooms and a family bathroom. The principal bedroom, positioned at the front of the property, offers generous floor space and is beautifully bright, with a large window allowing natural light to fill the room.

The second bedroom, situated to the rear, is another excellent-sized room — ideal for a growing family or as a comfortable guest suite. The third bedroom, located adjacent to the principal room, provides a versatile space perfectly suited for a child's bedroom, nursery, or home office.

The family bathroom is conveniently positioned for easy access from all rooms and features a bath with overhead shower, a low-level WC, and a wash basin, creating a practical and well-appointed space for daily use.

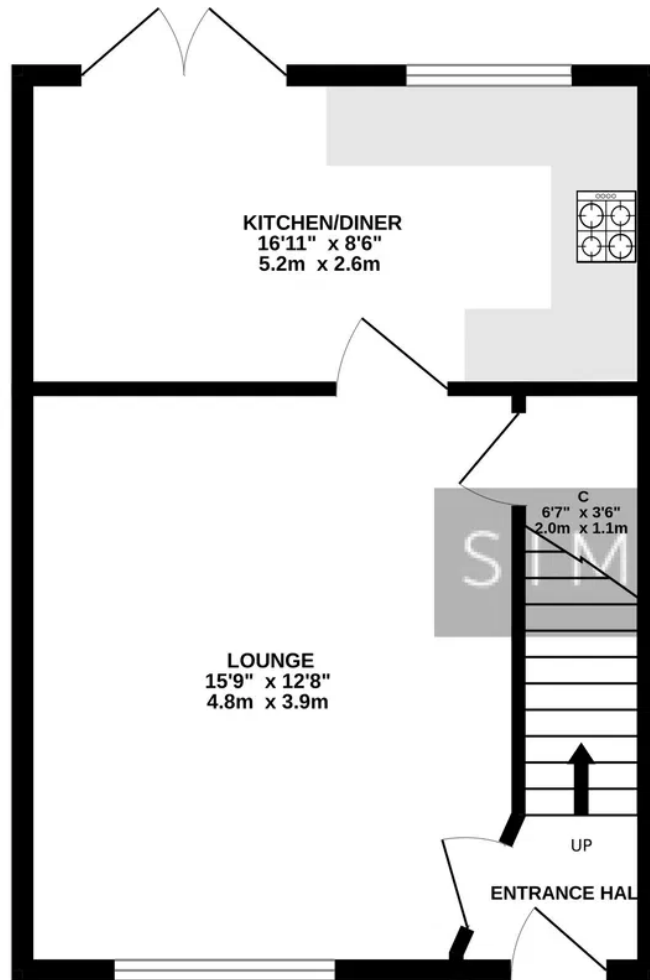
External Features

To the front of the property lies a well-sized garden, complemented by a driveway that extends along the right-hand side, providing ample off-road parking. Gated side access leads conveniently through to the rear garden.

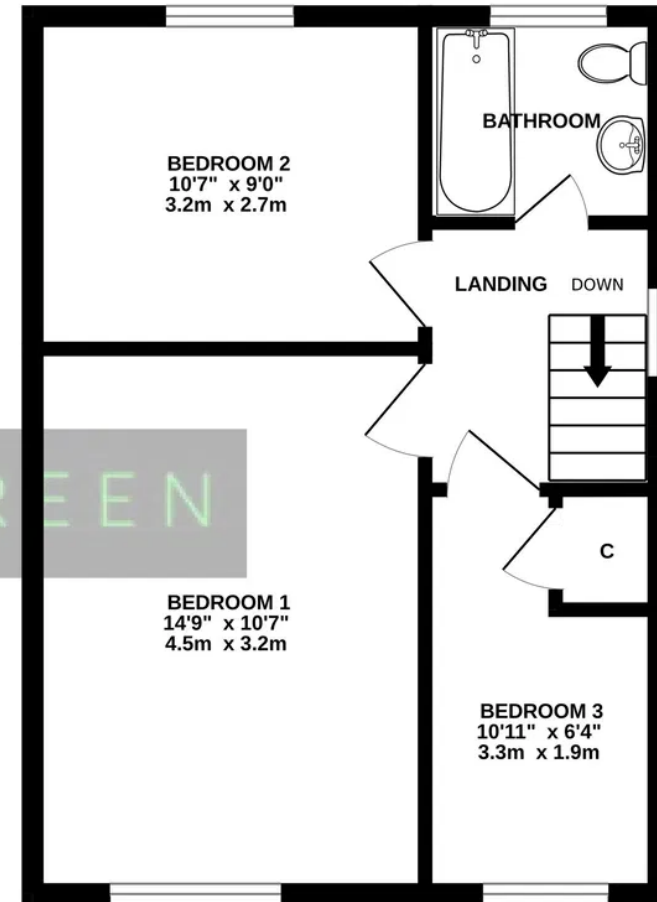
The rear garden offers an excellent outdoor space, ideal for both relaxation and entertaining. A patio area adjoins the property, accessed directly via the French doors from the dining area, creating a seamless connection between indoor and outdoor living. Beyond the patio, a generous lawn provides plenty of room for family activities, with additional storage space available via a shed positioned at the rear of the garden.



GROUND FLOOR



1ST FLOOR



AT SIMPLY GREEN
WE WILL GIVE YOU TWO FREE
QUOTES FOR CONVEYANCING

**1 FOR AN ONLINE SOLICITOR,
PERFECT IF YOU ARE WORKING
THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR
IF YOU'D PREFER TO MEET
FACE TO FACE**



**WE WILL ALSO ARRANGE A
QUOTE FOR A SURVEY ON
YOUR ONWARD PURCHASE.
GIVING YOU PEACE OF MIND TO
MOVE FORWARD WITH NO
UNEXPECTED SURPRISES!**

CHALLENGE ANDREW!

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REVIEW IS AVAILABLE TO YOU.

**IS YOUR CURRENT DEAL
REALLY THE BEST ONE
AVAILABLE?**

THIS FREE SERVICE COULD
SAVE YOU MONEY,
ON WHAT IS MOST LIKELY
YOUR BIGGEST
SPEND!



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