



**Connells**

Sharps Close  
Heathfield Newton Abbot



# Sharps Close Heathfield Newton Abbot TQ12 6SS

for sale  
**£325,000**



## Property Description

Welcome to this homely two bedroom detached bungalow located in the sought after area of Heathfield. The property offers generous living space throughout.

To the front of the property, there is driveway parking for multiple vehicles and a garage with up and over door. The entrance porch is a great addition to the property and provides additional space to hang your coats and shoes. You then walk into the main hallway which takes you to all the ground floor rooms. The lounge is a cosy area to unwind after a busy day with a feature log burner. The kitchen is well equipped with a separate utility area which houses the washing machine and tumble dryer. An additional conservatory can be used as a dining area or an additional place to unwind. The two bedrooms are well-appointed with a modern shower room with a walk-in shower.

The rear garden offers a fantastic space for entertaining or gardening, with its level lawn, sheds and a vegetable patch. To one side is a pergola with access to the garden/craft room.

Heathfield is a sought after area with its easy access to the A38 and A380 to Exeter and Plymouth and all other local facilities and amenities, including Spar, post office, primary school, playgrounds, takeaway, Mole Valley Farmers, Marks and Spencer BP garage plus regular bus service to Newton Abbot and Exeter, whilst also being within walking distance to Stover Country Park, the Great Plantation and a short drive to Dartmoor.

## Front Of The Property

Driveway parking for multiple vehicles.

## Entrance Porch

uPVC glazed door with double glazed windows leads into the porch which provides ample space for coats and shoes.

## Entrance Hallway

Doors leading to all principle rooms, storage cupboard and a wall mounted radiator.

## Lounge

16' 10" max x 10' 11" max ( 5.13m max x 3.33m max )

Double glazed window to the front of the property (to the porch), feature fireplace and log burner, and a wall mounted radiator.

## Kitchen

10' 5" max x 7' 9" max ( 3.17m max x 2.36m max )

Double glazed window to the rear overlooking the conservatory, wall and base units, integrated eye-level oven, 4 ring gas hob with extractor over, space for undercounter fridge freezer, breakfast bar, part tiled.

## Utility Room

6' 9" max x 6' 1" max ( 2.06m max x 1.85m max )

Double glazed window to the rear garden, one bowl stainless steel sink/drainer, plumbing for a washing machine, space for tumble dryer. Door leading to the conservatory.

## Conservatory

16' 3" max x 6' 9" max ( 4.95m max x 2.06m max )

Double glazed windows, door to the rear and side of the garden and a wall mounted radiator.

## Bedroom One

12' 6" max x 9' 5" max ( 3.81m max x 2.87m max )

Double glazed window to the front of the property and a wall mounted radiator.

## Bedroom Two

11' 10" max x 10' 10" max ( 3.61m max x 3.30m max )

Double glazed window to the rear of the property and a wall mounted radiator.

## Bathroom

Obscure double glazed window to the front of the property, walk-in shower, WC, wash hand basin, fully tiled and a wall mounted heated towel rail.

## Rear Of The Property

Large level, and enclosed rear garden which offers a high degree of privacy. Patio area from the conservatory and wraps around to the side of the property, lawn, path leading to a vegetable patch, mature shrubs and plants, shed, pergola and door to the garden/craft room. The garden is a really wonderful space for relaxing or any avid gardeners.

## Garage

15' max x 8' 2" max ( 4.57m max x 2.49m max )

Up and over door. Door to the end of the garage leading into the garden/craft room

## Garden/Craft Room

8' 5" max x 9' 2" max ( 2.57m max x 2.79m max )

Double glazed window to the side and door leading to the garden.



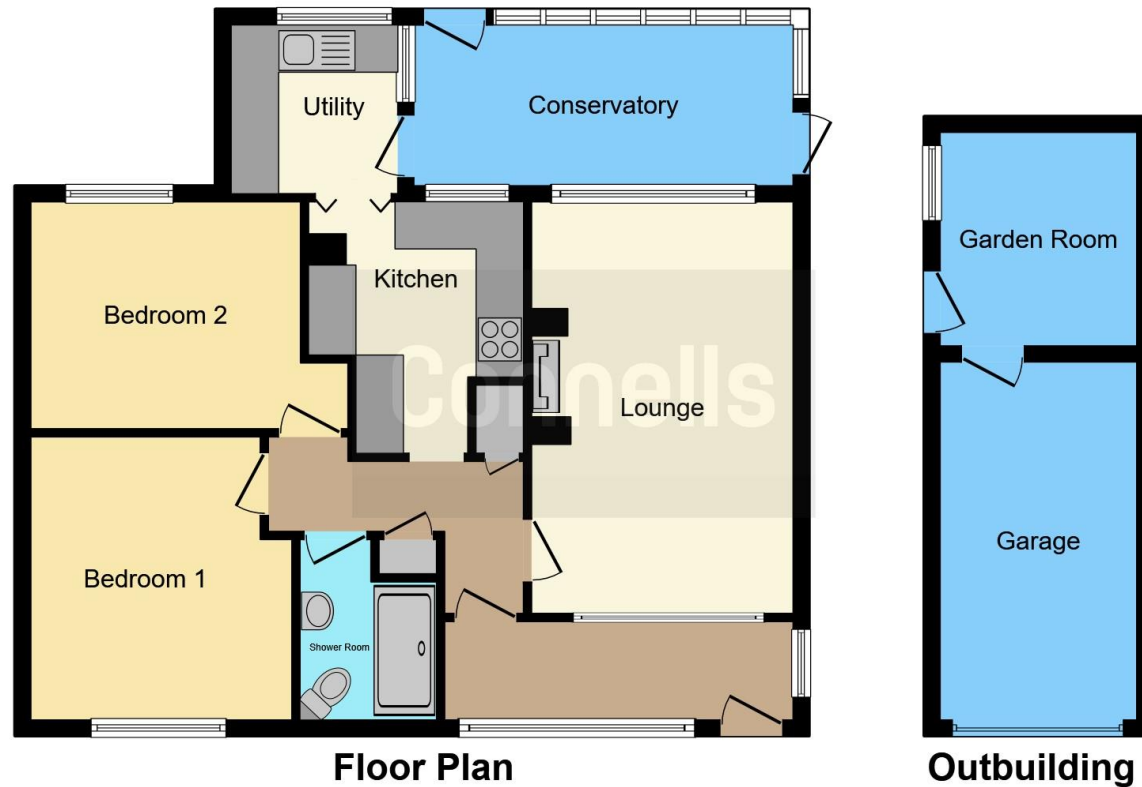












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**EPC Rating: D**

Tenure: Freehold

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