



22 Brow Hill



**STAGS**



# 22 Brow Hill

Heathfield, Newton Abbot, Devon, TQ12 6SW

A38 (Drumbridges): 1 mile, Newton Abbot (train station): 5 miles, Exeter: 15 miles.

A tastefully presented home, close to village amenities and easy access to major transport links.

- Well presented throughout
- 1304sqft of accommodation
- Delightful level rear garden
- Freehold
- Semi-detached home
- Social family kitchen
- Off-road parking & garage
- Council tax band: C

## Guide Price £420,000

The property is situated in the heart of the village of Heathfield; sat along the northern side of the A38 corridor, the village features a range of amenities including a primary school and local shop. The nearby Moorland town of Bovey Tracey offers a wider range of facilities including schooling, local shops, a supermarket and sporting/leisure facilities including a swimming pool, cricket club and tennis club. The A38 dual carriageway, linking Exeter and Plymouth to the M5 motorway is 1 mile away from the property and is a mainline railway station to London Paddington at Newton Abbot.

This tastefully presented semi-detached home, combines the charm and character of a 1930's dwelling with a range of 'mod-con's and social spaces. The standout feature of the property is the family kitchen, with bi-folding doors opening to the patio terrace ensuring nice summer evenings can be enjoyed from both spaces. Additionally, the ground floor features a spacious sitting room with a log burner, for the cosy winter evenings.

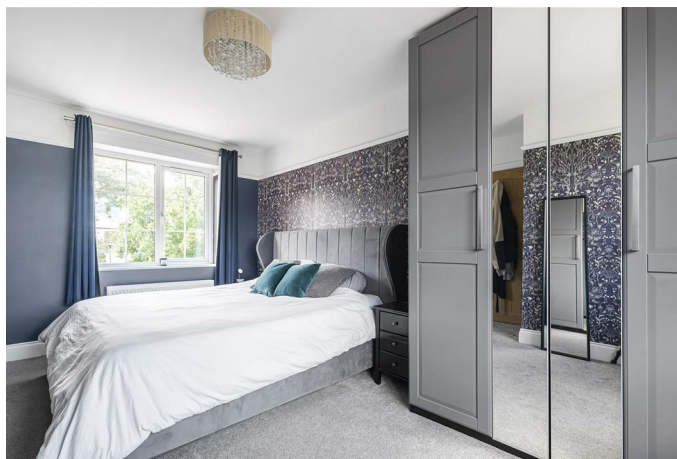
On the first floor are three bedrooms, two of which are double in size, which are serviced by a family bathroom accessed from the landing. To add to the properties practicality there is plentiful off-road parking to the front, combined with a garage, while to the rear the level garden, with two patio terraces, serviced by a level lawn, workshop and garden store.

All mains services connected. Gas fired central heating. Ofcom advises that ultrafast broadband is available and mobile coverage via the major providers is likely.

What3Words: ///soil.together.storeroom










IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



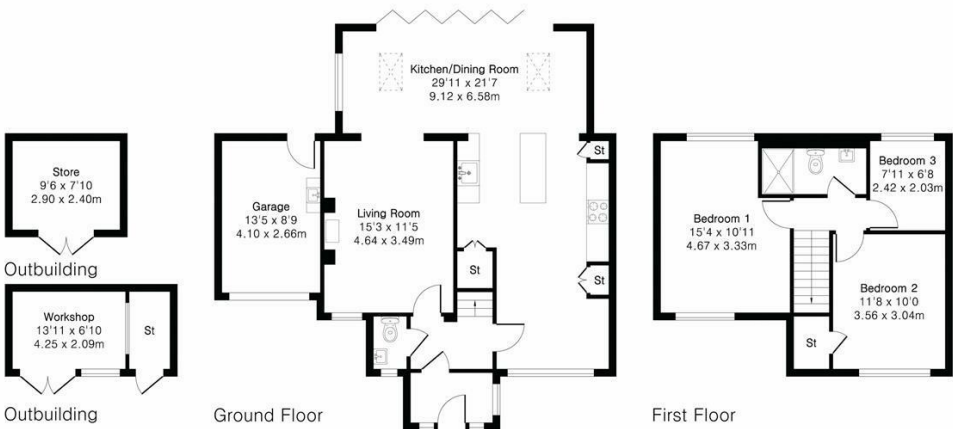
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			67
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area 1304 sq ft - 121 sq m  
(Excluding Outbuilding)

Ground Floor Area 854 sq ft – 79 sq m  
First Floor Area 450 sq ft – 42 sq m  
Outbuilding Area 171 sq ft – 16 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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