

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Moorland Gate

Heathfield, TQ12 6TX

Asking Price £170,000



Council Tax: A



# 30 Moorland Gate

Heathfield, TQ12 6TX

Asking Price £170,000



## Hallway 3.75m x 2.04m (Widest point)

Doors to the lounge/ diner, bedroom and bathroom, doors to two good sized cupboards one housing the boiler, two partially obscured windows to the front aspect.

## Lounge/ Diner

16'1" x 13'10" (widest point) (4.92m x 4.24m (widest point))

Window to the side aspect, window to the rear aspect, space for a dining table, opening to the kitchen, radiator.

## Kitchen

4'10" x 9'5" (1.49m x 2.88m)

Window to the rear aspect, single bowl sink and drainer, electric induction hob, oven and extractor, space for a washing machine and fridge freezer, high and low level cupboards, roll top work surfaces.

## Bedroom

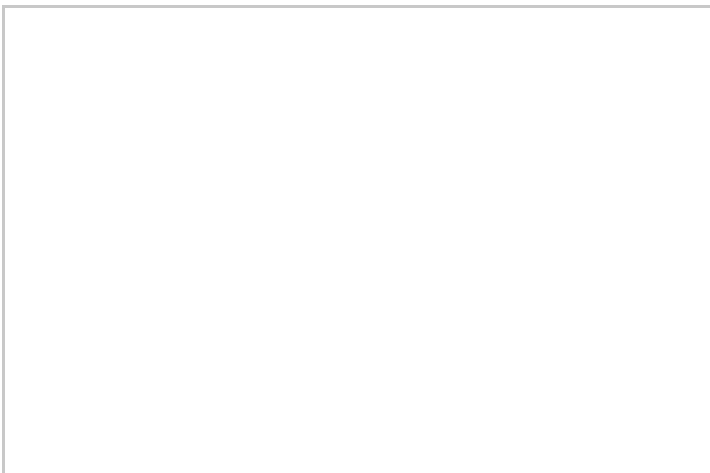
9'4" x 12'2" (2.87m x 3.71m)

Window to the rear aspect, radiator.

## Bathroom

8'0" x 6'1" (2.46m x 1.86m)

Large Velux window facing the front aspect, bath with shower over, low level WC, hand basin, radiator.





## Road Map



## Hybrid Map

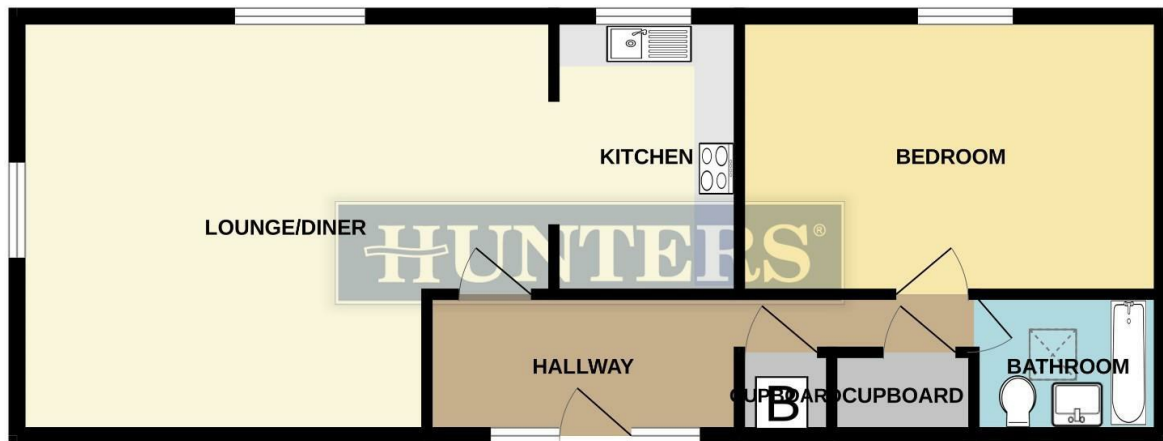


## Terrain Map



## Floor Plan

### GROUND FLOOR

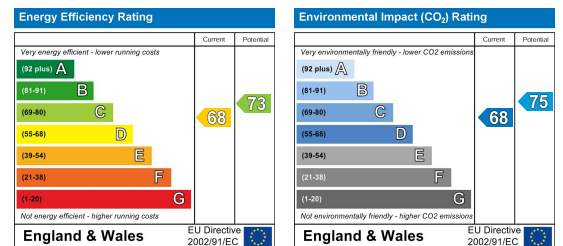


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.