



Carbon Cottage

Heathfield, Newton Abbot TQ12 6RT



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Guide Price of £495,000

This stunning and immaculately maintained residence is set within a spacious plot and offers flexible accommodation. Boasting three double bedrooms, a living and dining room, and a large open-plan kitchen leading into a breakfast room, this home is perfect for comfortable and luxurious living. The property also features a beautiful family bathroom, an additional shower room, and extensive landscaped gardens with various features and a sunny aspect. In addition, the large garden lodge provides an exceptional entertaining space and is accompanied by a double garage, a sizable garage/workshop, and ample off-road parking for multiple cars. Furthermore, the rear parking is perfect for a caravan, motorhome, or boat, making it an ideal space for a self-employed individual to utilize for storage. This property truly offers a combination of space, comfort, and functionality for the discerning homeowner.

- **Impressive residence offered in excellent condition throughout**
- **Large plot with landscaped gardens and outbuildings**
- **Three Double Bedrooms**
- **Living room, and Dining room**
- **Large kitchen open plan into breakfast room overlooking rear gardens**
- **Ground floor large shower room, study area and utility room**
- **Fantastic family bathroom**
- **Garden lodge providing superb entertaining area with cinema, bar and BBQ**
- **Double garage, large workshop garage, parking for 6 cars to the front and further parking for caravan, motorhome and boat to the rear.**
- **Beautiful property viewing highly recommended**

Accommodation:

The Kitchen and breakfast room is the 'Hub' of the house, this attractive area affords a comprehensive range of quality base and wall units with 'touch opening units'. Space for large cooker, American fridge and slimline dishwasher. Tiled floors throughout these rooms that enjoy a splendid outlook over the rear gardens and enjoy a sunny aspect throughout the day. Living room over looks front gardens with recess for media furniture and feature fireplace. Family Bathroom is a stunning feature of the property both spacious and fitted to a high standard. Study is a perfect home work space which leads onto ground floor shower room and utility room. Bedroom one is a large double room with range of mirrored fronted wardrobes with fitted lighting, Bedroom two is a good sized double room with open outlook over front aspect. Bedroom three is a good double with views overlooking the garden.

Outside:

The Garden Lodge is a fantastic entertainment room set within the gardens with cinema, BBQ and bar. Overlooking the beautiful gardens with feature pond, numerous patios creating a superb entertainment space. There is a large paved parking area to the front while to the rear are two doubles garages.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Services:

The property is supplied by mains water, electricity and mains drainage.

Local and Planning Authority:

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot TQ12 4XX

Council Tax:

Council Tax Band C £2115.25 per annum.

Energy Performance Certificate:

Energy Performance Rating Band C (70)

Tenure:

The property is freehold with vacant possession.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoings, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

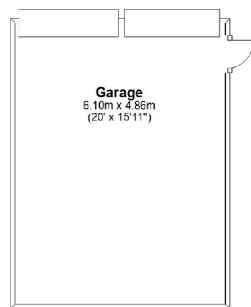
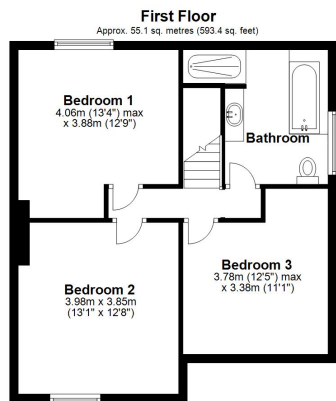
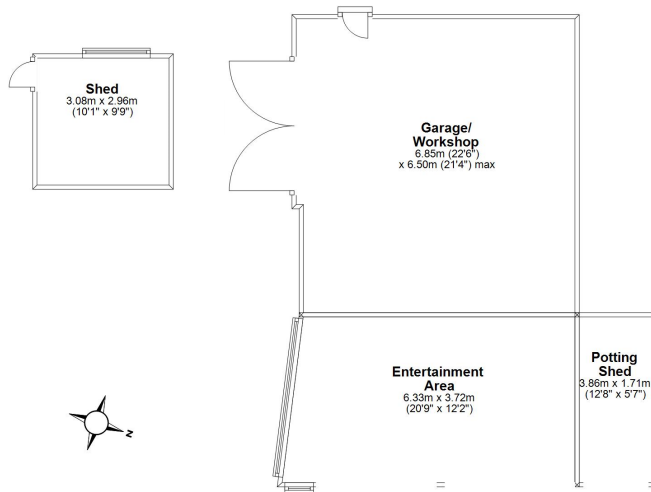
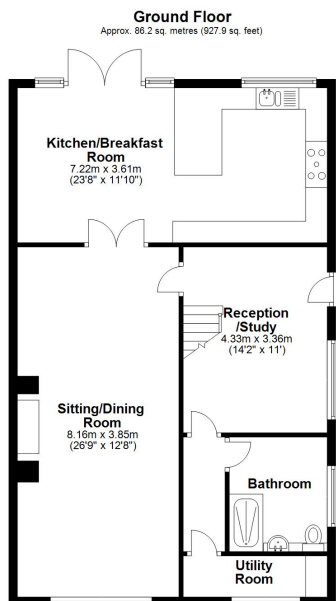
Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881.

Directions: From Rendells Newton abbot head south west on Market Street towards Bank Street. Follow A382 to Battle Road, Heathfield. On entering Old Newton Road Carbon Cottage is located on the right hand side with Rendells board outside

What3Words: ///paying.nourished.overjoyed





Total area: approx. 141.3 sq. metres (1521.3 sq. feet)



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.

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