

**SAMPLE  
MILLS**



**Clifford Drive  
Heathfield  
Newton Abbot  
Devon**

**£225,000**  
FREEHOLD







Clifford Drive, Heathfield, Newton  
Abbot, Devon

**£225,000 freehold**

A 3 bedroom Semi-Detached property situated in the popular area of Heathfield, providing easy access to the A38 and all other local facilities and amenities to include Spar shop, 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 National Park.

The accommodation internally comprises entrance hallway, lounge, kitchen/breakfast room, 3 bedrooms and a bathroom.

The property has off road parking, gardens to the front and rear, double glazing, gas central heating and is being sold with **NO CHAIN**.



## Storm Porch

uPVC double glazed door to:

## Entrance Hallway

Laminated flooring. Coving to ceiling. Concealed lighting. Fuse box. Door through to:

## Lounge – 4.10m x 3.40m (13'5" x 11'2")

Double panelled radiator. uPVC double glazed windows looking over the front. Concealed lighting. Understairs storage. Door through to:



## Kitchen/Diner – 4.30m x 2.90m (14'1" x 9'6")

Incorporates a range of fitted base units. Worktop surface areas. Wall mounted cupboards. Wall mounted Logic combi boiler serving hot water and central heating. Stainless steel drainer with mixer taps over. uPVC double glazed windows to the rear. Electric and gas cooker points. Plumbing for washing machine.

## Dining Area

Feature wooden panelling to wall. uPVC double glazed patio doors onto the rear garden. Spot lamps.



## Staircase to landing

Double glazed window to the side. Access to loft area. Concealed lighting. Airing cupboard. Door through to:

## Master Bedroom – 3.80m x 2.30m (12'6" x 7'7")

Feature wooden panelling to wall. uPVC double glazed windows looking over the front with views over the surrounding area towards Liverton and over towards Haytor. Single panelled radiator.

## Bedroom 2 – 2.60m x 2.30m (8'6" x 7'7")

Facing the rear. Single panelled radiator. uPVC double glazed windows.



## Bedroom 3 – 1.90m x 1.80m (6'3" x 5'11")

Looks over the front. uPVC double glazed windows with views over the surrounding area. Single panelled radiator.

## Bathroom

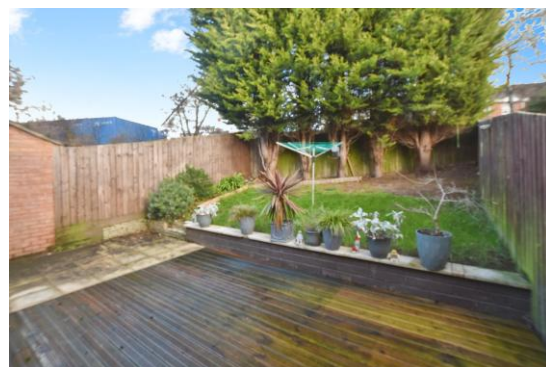
Comprising 3 piece suite. Panelled bath. Wash-hand basin. Low level w/c. Obscure glazed window. Single panelled radiator. Shaver light and socket. Medicine cabinet. Shower screen with mixer tap shower over.



## Outside

The property has off road parking, open planned lawn garden and a path around to the rear.

The rear garden comprises patio area with decking, raised wall and step up to a lawn garden which has fence surround and range of conifers.



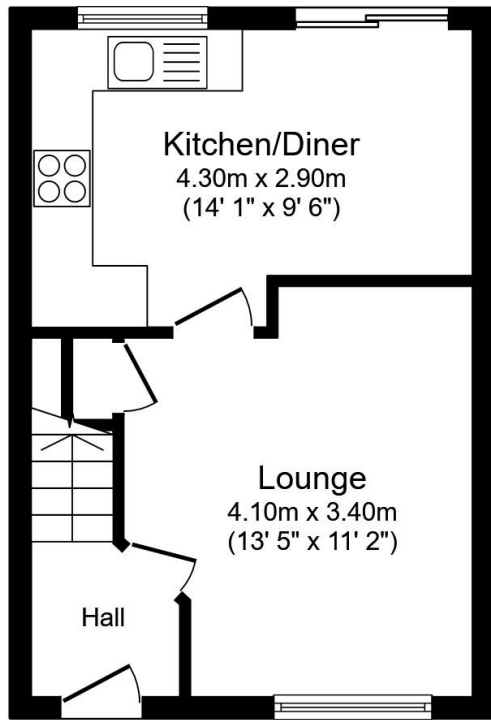
## Agent's Note

Council Tax Band: 'B' £1,943.63 for 2025/26

EPC Rating: 'C'

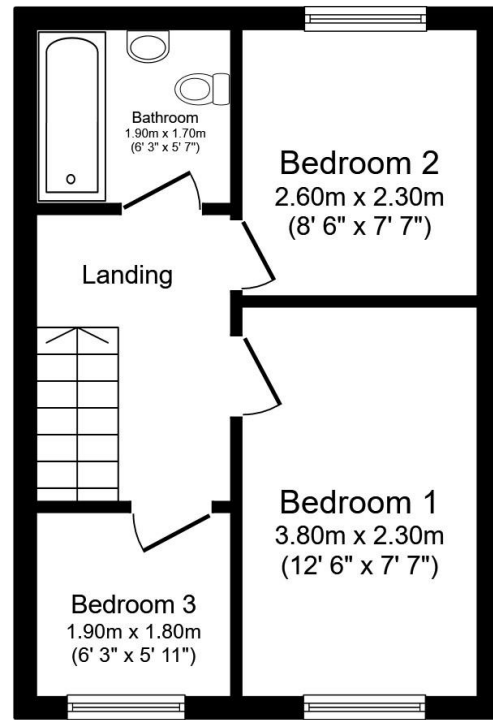
Long Term Flood Risk: Very Low





#### Ground Floor

Floor area 27.9 sq.m. (301 sq.ft.)



#### First Floor

Floor area 28.0 sq.m. (301 sq.ft.)

Total floor area: 55.9 sq.m. (602 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   C	76   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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