



A well-presented four-bedroom home offering spacious and versatile accommodation. Features include a bright living room with feature fireplace, a modern kitchen/dining room opening onto the garden, contemporary bathroom, driveway parking, garage, and a private enclosed rear garden. NO ONWARD CHAIN.

17 Holmes Road | Heathfield | TQ12 6RZ





PROPERTY TYPE

Semi-Detached House



SIZE

1,010 sq ft



LOCATION

Heathfield



AGE

1987



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

73C



COUNCIL TAX BAND

D



in a nutshell...

- Four double bedrooms
- Spacious living room with feature fireplace
- Modern kitchen/dining room
- Contemporary family bathroom
- Downstairs cloakroom/WC
- Renovated throughout
- Private and enclosed rear garden
- Garage and driveway parking
- Heathfield
- NO ONWARD CHAIN





the details...

The ground floor offers a well-designed and practical layout, perfectly suited to modern family living. A welcoming entrance hall provides access to all principal rooms, along with useful storage and a convenient cloakroom/WC. Positioned to the front, the spacious living room is beautifully presented and flooded with natural light from a large bay window, creating a warm and inviting environment. A feature fireplace with electric stove provides an attractive focal point, complemented by bespoke shelving and cabinetry. To the rear, the impressive kitchen/dining room extends across the full width of the property and opens directly onto the garden via patio doors, making it ideal for both everyday living and entertaining. The kitchen is fitted with a range of contemporary units, solid wood worktops and integrated appliances, with ample space for a dining table with four chairs.

Upstairs, the first floor offers well-proportioned and versatile accommodation arranged around a central landing. The principal bedroom is a generous double, benefitting from a full wall of fitted wardrobes. Three further bedrooms include two additional doubles and a well-sized single, perfectly suited as a child's room, guest room or home office. The accommodation is completed by a modern family bathroom, fitted with a contemporary suite including a panelled bath with shower over, wash hand basin and WC, finished with stylish fittings. The landing is bright and spacious, with access to additional storage.

Externally, the property enjoys an attractive frontage with a neatly maintained lawn and a gravelled area providing additional off-road parking. A driveway to the side offers further parking and leads to a single garage, ideal for secure storage or vehicle use. The rear garden is private and enclosed, predominantly laid to lawn with a paved patio area adjoining the property perfect for outdoor dining and entertaining. Bordered by fencing, the garden offers a good degree of privacy, it also includes a useful summerhouse, suitable for storage or potential workspace. Overall, the property offers a superb balance of internal space and outdoor living, ideal for families and those seeking a comfortable, well-presented home.



the floorplan...

Approximate Gross Internal Area 1010 sq ft - 94 sq m (Excluding Garage)

Ground Floor Area 506 sq ft – 47 sq m

First Floor Area 504 sq ft – 47 sq m

Garage Area 199 sq ft – 18 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.

complete.

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the location...

Heathfield is a popular location with a nearby post office, stores, school and access to the spectacular Dartmoor National Park and surrounding countryside. It also offers easy access to the A38 with links to both the cities of Plymouth and Exeter. The moorland town of Bovey Tracey is just down the road with a host of facilities, and the market town of Newton Abbot is approximately 6 miles away.

Shopping

Late night pint of milk: Spar, Battle Road 0.2 mile
Town centre: Bovey Tracey 2.7 miles
Supermarket: Co-op-Trago Mills 1.6 miles, Lidl 2 miles
Newton Abbot: 3.8 miles
Exeter: 16 miles

Relaxing

Beach: Teignmouth 10.5 miles
Play park: 0.2 mile
Stover Golf Club: 1 mile
Tennis courts, swimming pool, football: 1.5 miles

Travel

Bus stop: Battle Road 0.1 mile
Train station: Newton Abbot 4.5 miles
Main travel link: A38 0.5 mile
Airport: Exeter 18.6 miles

Schools

St Catherine's C of E Primary School: 0.1 mile
South Dartmoor Community College: 6.1 miles
Stover School (private): 1.5 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 6RZ**

how to get there...

From the A38 take the Drumbridges exit and follow the sign to Heathfield. Keep right and at traffic lights turn right into Battle Road, then right into Musket Road. Turn first right into Holmes Road. Follow the road through, the property can be found in the right-hand corner.





Need a more complete picture? Get in touch with your local branch...

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