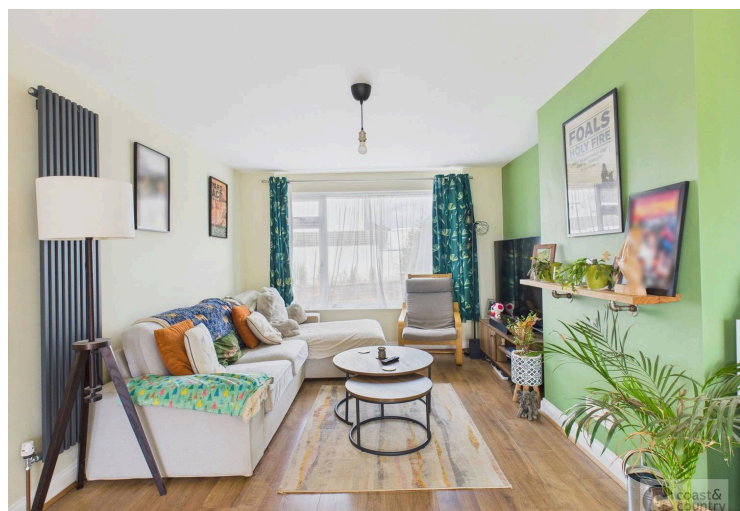
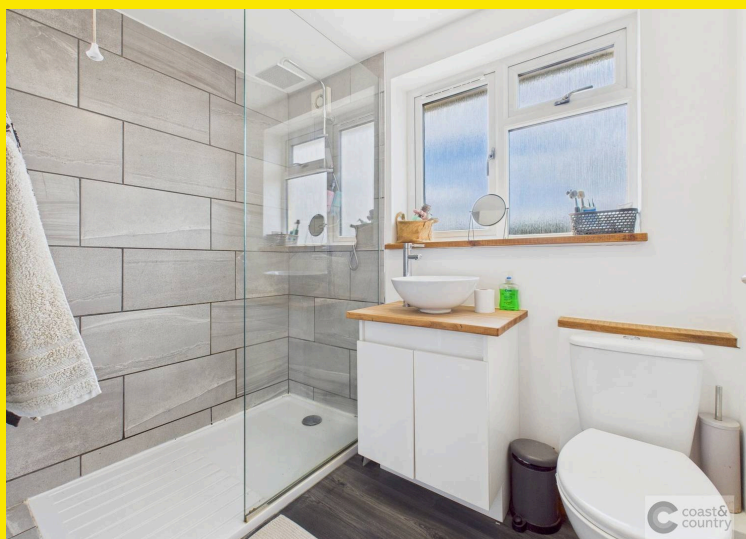
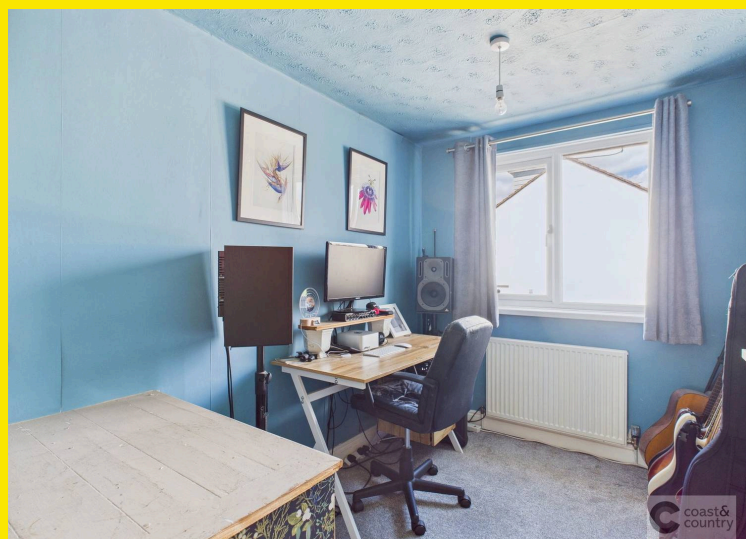
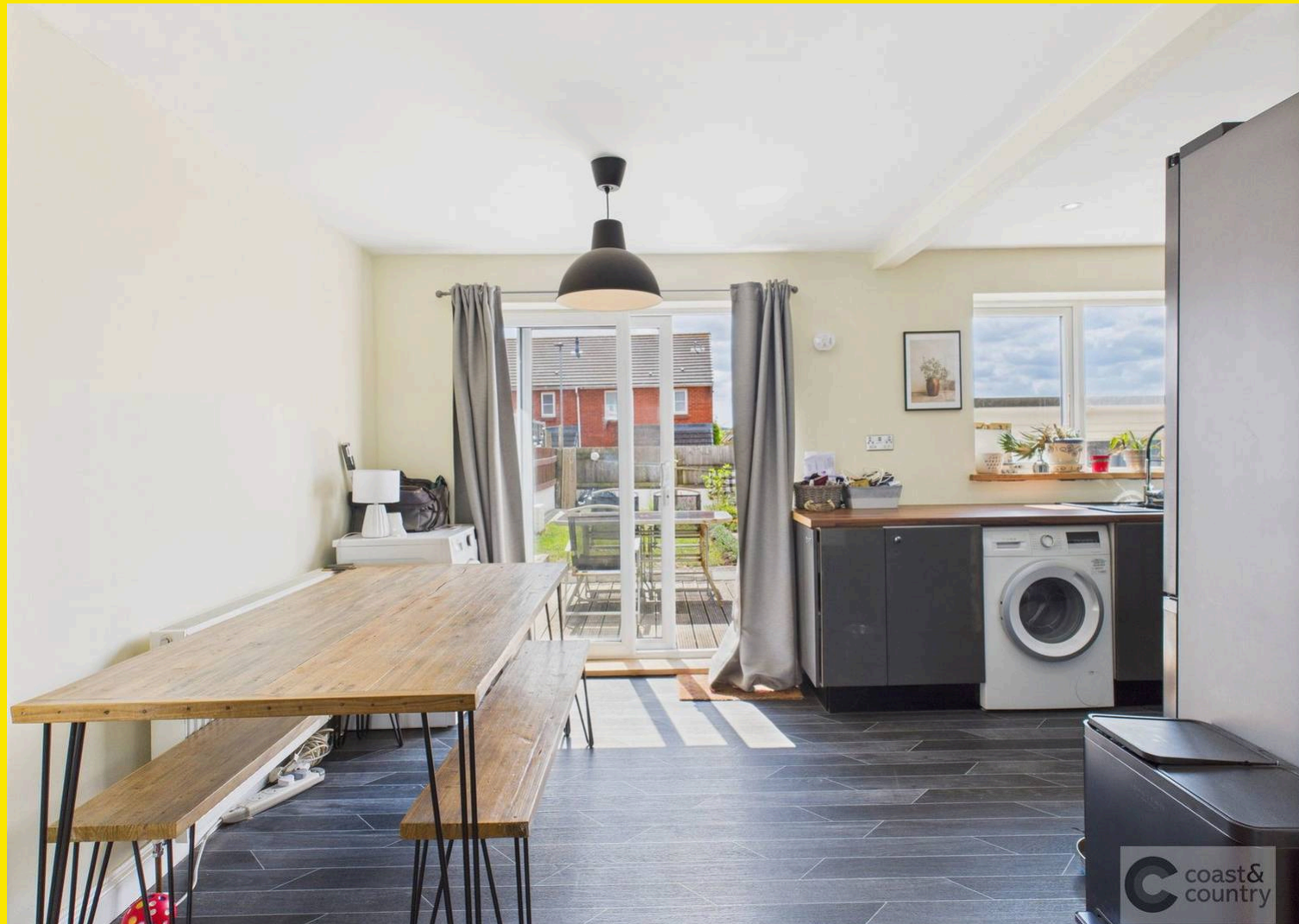




39 Heath Hill, Heathfield

£250,000 Freehold

Video Walk-Through Available • End of Terrace House • 3 Bedrooms • Lounge and Kitchen/Diner • Modern Family Bathroom • Enclosed Rear Garden • Garage At Rear • Popular Location • Convenient for A38 • Potential For Further Parking Subject To Planning





A modernised three-bedroom end of terrace family home situated in a popular cul-de-sac within Heathfield. The well-presented accommodation benefits from gas central heating and uPVC double glazing and outside there are easy to maintain gardens, a large single garage and off road parking. This lovely family home which enjoys far reaching views towards The Moor will appeal to a wide range of buyers and viewings come highly recommended.

Heath Hill is situated within a cul-de-sac on the edge of Heathfield which is a popular location with a range of local amenities including a convenience store, take away and primary school. A wider range of shopping, business and leisure amenities can be found in the nearby town of Bovey Tracey which is set on the edge of Dartmoor National Park. For the commuter, Heathfield is convenient for the A38 Devon Expressway to Plymouth and Exeter with the M5 beyond.

Accommodation

A door with side panel leads to the entrance hallway with stairs to first floor with glass balustrade and wall mounted gas boiler under, laminate flooring and door to an open plan lounge/dining room/kitchen which is a light and airy room. The lounge has a window to front and laminate flooring and opens to the kitchen/dining room. The dining area has patio doors to the garden and the kitchen is fitted with a modern range of grey high gloss base units with rolled edge work surfaces, inset single drainer sink unit, built-in oven and hob and spaces for fridge/freezer and washing machine and window to rear.

Upstairs on the first floor the landing has glass balustrade and access to loft. Bedroom one has a window to front and built in storage. Bedroom two has a window to rear enjoying views towards Haytor and Dartmoor in the distance and bedroom three has a window to front. There is a modern shower room with suite comprising walk-in shower area with glazed screen and tiling to surround, low-level WC, vanity wash basin, heated towel rail and window.

Garden and Parking

Outside to the front there is a gravelled garden with the potential for further parking subject to planning, with raised border, further gravelled area and path to front door. There is a gate to side leading to the rear garden which has a raised timber decked patio suitable for alfresco dining, level lawn with shrub border, gravelled area and gate to driveway leading to a large single detached garage with electric roller door, windows to rear and side and courtesy door to garden.

Agent's Notes

Council Tax: Currently Band B

Tenure: Freehold

Three Year Devon Rule: A S157 Notice / Restrictive Covenant applies to this property. It can only be purchased by someone who has either lived or worked in Devon for the three years immediately prior to the purchase.

Mains water. Mains drainage. Mains gas. Mains electricity.

EPC Energy Efficiency Rating: D



Approximate total area

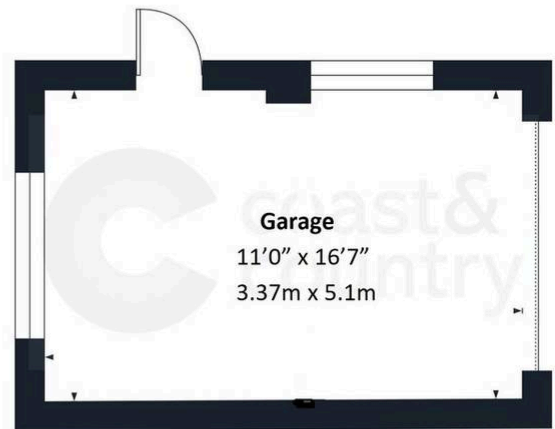
952 ft²

88.4 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.