



# RE/MAX

## PROPERTY HUB



### 13 Heather Close, Newton Abbot, TQ12 1NS

**Asking price £260,000**

RE/MAX are delighted to present this well-presented home, offered with no onward chain. The property features three bedrooms, a bright dual-aspect lounge/dining area, a stylish, contemporary kitchen and modern family bathroom.

The property benefits from gas central heating and double glazing throughout. Outside, there are gardens to both the front and rear, along with two useful external storage units. An internal viewing is highly recommended to fully appreciate its quiet cul-de-sac setting and overall appeal, making it an excellent choice for first-time buyers or families alike.

Located in the highly desirable residential area of Highweek, Heather Close enjoys a convenient position close to a range of local amenities, including primary and secondary schools, shops, a traditional village inn, and a charming church. The nearby town of Newton Abbot provides a wider selection of facilities, such as supermarkets, healthcare services, leisure amenities, and a mainline railway station offering direct links between London Paddington and Plymouth. The property also benefits from easy access to the A38 and M5, while the natural beauty of Dartmoor National Park and the coastal attractions of Torbay and Teignmouth are all within easy reach.

### Accommodation

A covered entrance porch leads to a part-obscure composite front door with glazed side panels, opening into the hallway. From here, stairs rise to the first floor, and there is a useful under-stairs storage cupboard. The lounge/dining room is light and airy, featuring windows to the front and sliding patio doors to the rear garden, along with an inset electric log-effect fire.

The kitchen is fitted with a range of modern high-gloss wall and base units, complemented by work surfaces and matching splashbacks. Integrated appliances include a double oven, hob, microwave, and washing machine, along with a stainless steel sink. A rear-facing window overlooks the garden, and a partially glazed door provides direct access outside.

Upstairs, the landing includes a side window and loft access. The main bedroom enjoys pleasant front-facing views, while the second bedroom overlooks the rear garden. The third bedroom is positioned at the front of the property. The bathroom features a modern white suite, including a bath with shower over and screen, wash basin, heated towel rail, and a cupboard housing the gas boiler. There is also a separate WC.

### Gardens

To the front, the property features a sloping lawn, gravelled area, and steps leading to the entrance. A side path, with gated access and two storage units, leads to the rear garden. The rear garden offers a lawned area, a spacious paved patio ideal for outdoor entertaining, and a timber shed.

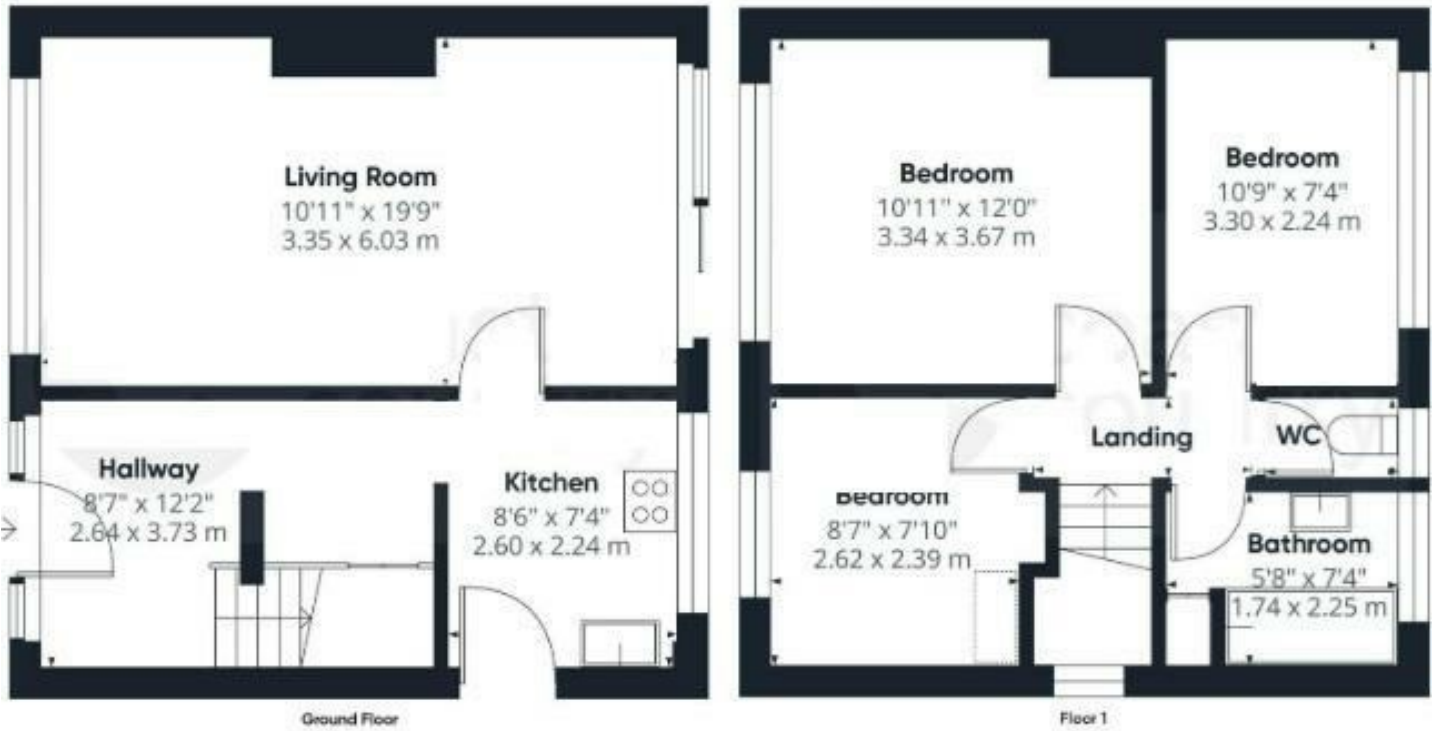
### Agent's Notes

Council Tax Band: C

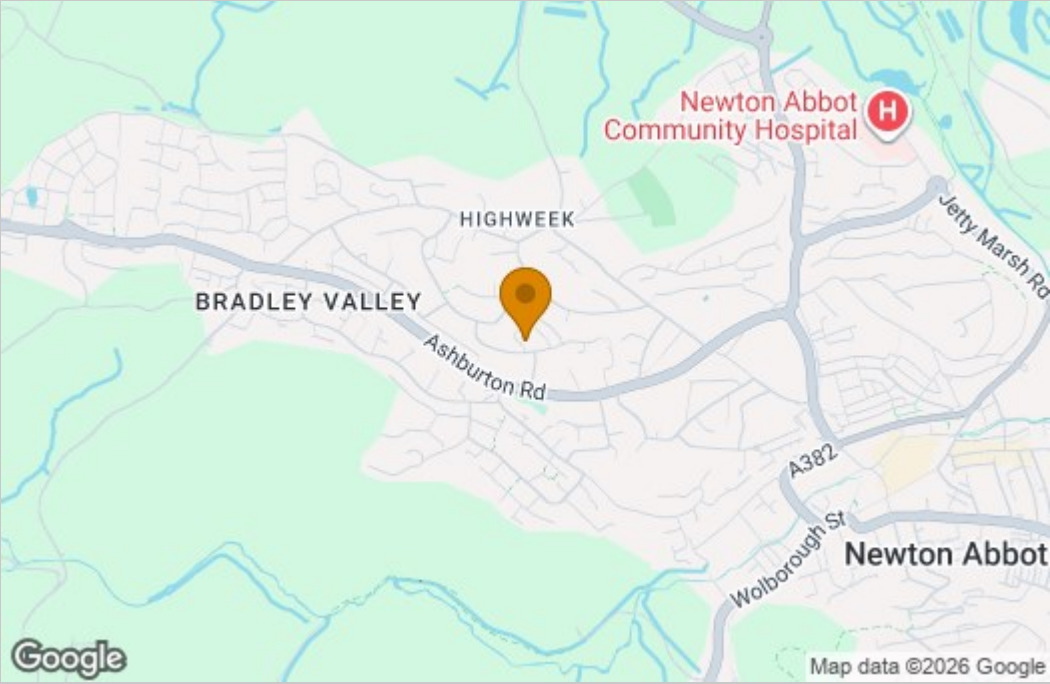
Tenure: Freehold

All mains services connected (water, gas, electricity, and drainage)

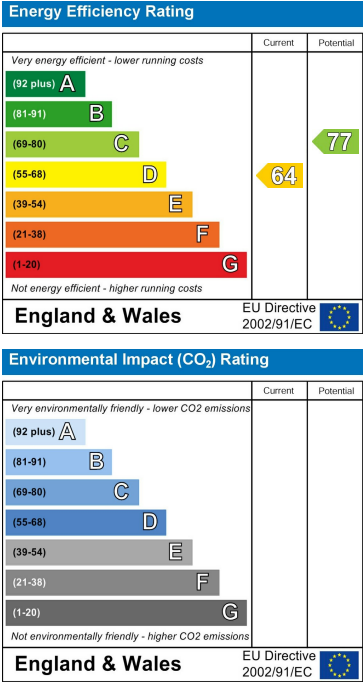
Floor Plan



Area Map



Energy Efficiency Graph



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