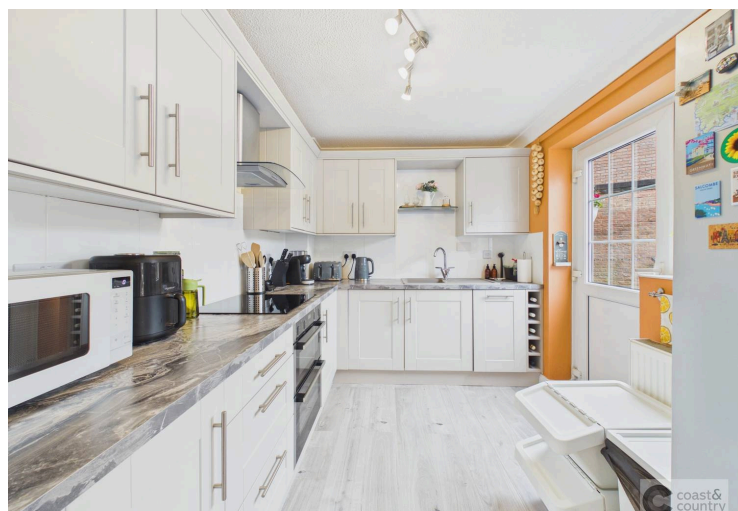
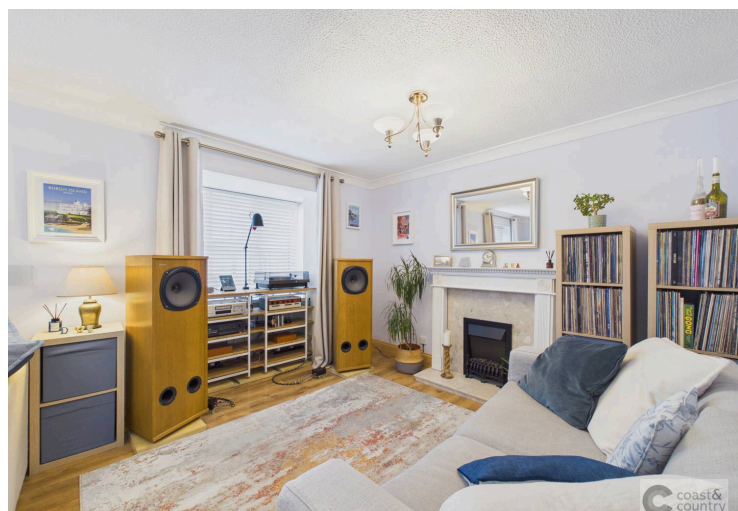
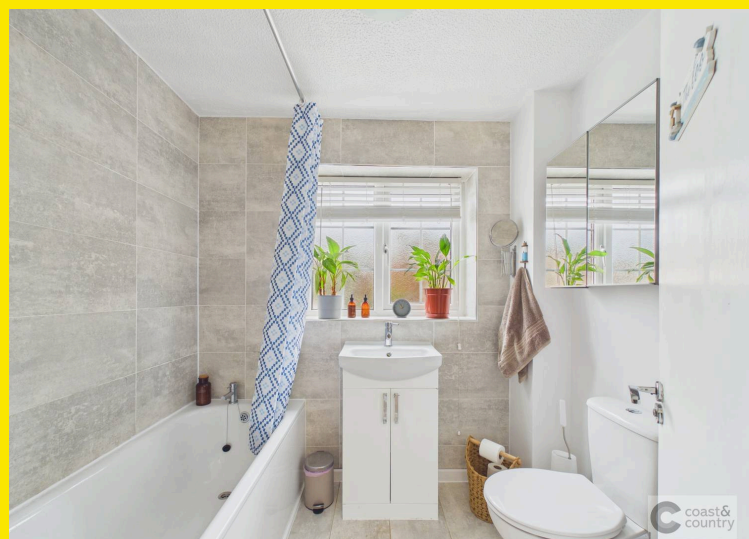
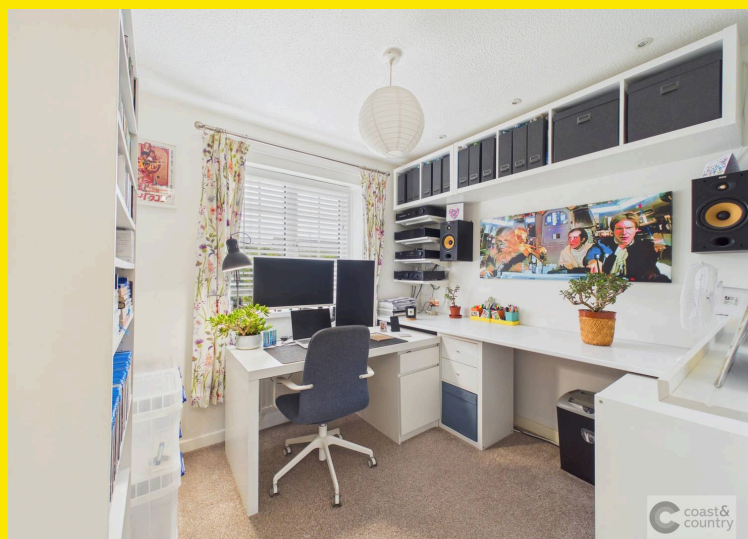
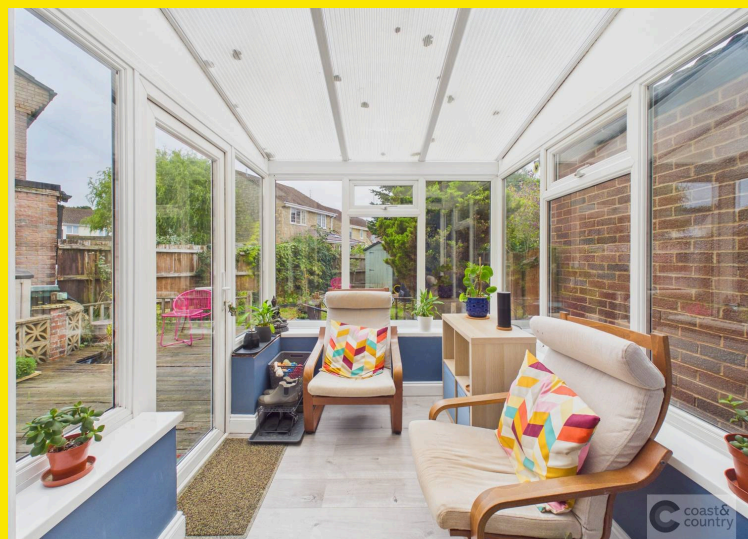




3 Forbes Close, Heathfield

Guide £285,000 Freehold

Virtual Walk-Through Available • Smartly Presented Semi Detached House • 4 Bedrooms • Spacious Living Room With Walk In Bay Window • Eat In Kitchen With Selection Of Modern Cabinets & Some Appliances • Conservatory Opening To Rear Garden • Updated Family Bathroom & Ground Floor WC • Garage & Driveway Parking • Lovely Privately Enclosed Rear Garden • Popular Level Cul De Sac Location Close To Primary School & Local Shops





This smartly presented four-bedroom semi-detached house offers generous and versatile accommodation, making it an ideal family home in a sought-after, level cul-de-sac location.

The property is ideally positioned close to a popular primary school and a range of local shops, making it perfectly suited for families seeking both comfort and convenience. A virtual walk-through tour is available to provide a comprehensive view of this attractive home. Situated just off the A38 Devon Expressway offering dual carriageway access north to Exeter and the M5 and south to Plymouth and Cornwall the property is around 2.5 miles from the pretty town of Bovey Tracey often described as the gateway to Dartmoor and offering a wide range of day-to-day amenities.

Accommodation

The property welcomes you with a spacious living room featuring a walk-in bay window, creating a light-filled and inviting atmosphere perfect for relaxing or entertaining. The eat-in kitchen is thoughtfully designed with a selection of modern cabinets and comes equipped with some appliances, offering both style and practicality for everyday living. A conservatory extension at the rear enhances the living space, providing a seamless connection to the outdoors and a flexible area for dining or family activities. A ground floor WC adds further convenience for busy households.

Upstairs, you will find four well-proportioned bedrooms, each offering comfortable accommodation for family members or guests, while the updated family bathroom is fitted with contemporary fixtures and a clean, modern finish.

Garden

Open plan front garden. Delightful level and privately enclosed rear garden with decked terrace and lawn area.

Parking

A garage and driveway, ensures ample space for vehicles and storage.

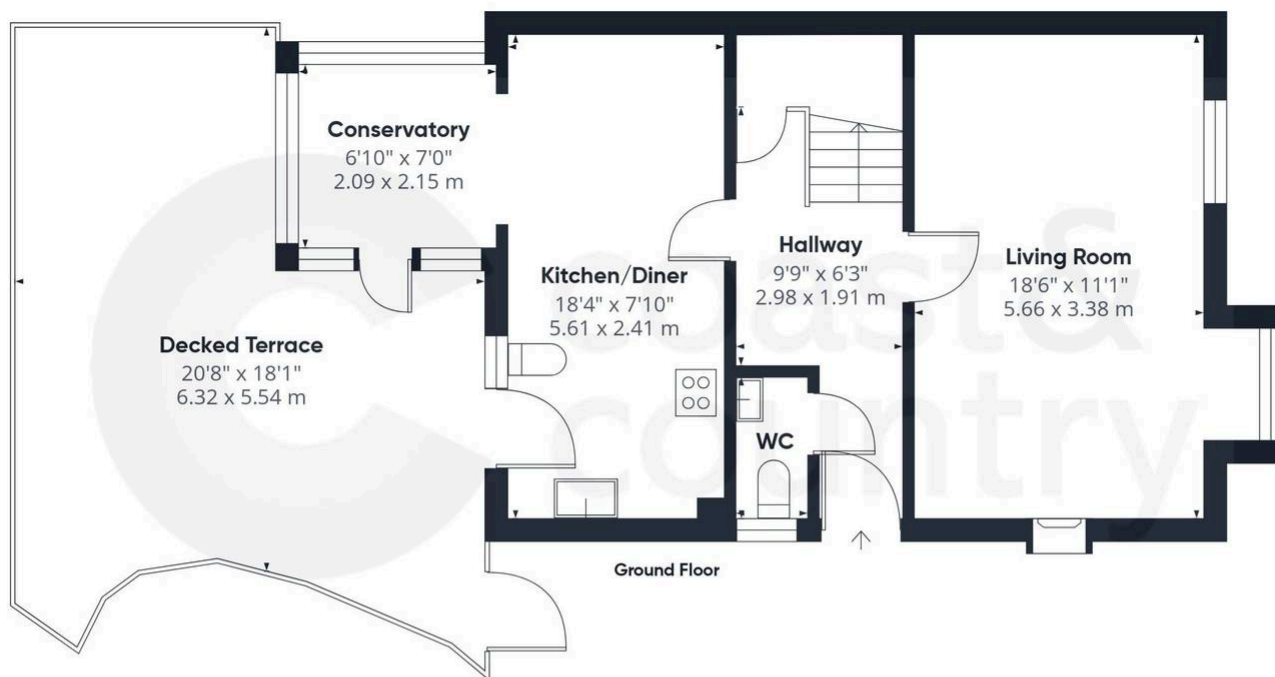
Agent's Notes

Council Tax: Currently Band D

Tenure: Freehold

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

EPC Energy Efficiency Rating: D



Approximate total area⁽¹⁾

951 ft²
88.4 m²

Balconies and terraces

321 ft²
29.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.

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