



## 3 Clifford Drive, Heathfield - TQ12 6GX

£275,000 Freehold

Well-presented 3-bedroom home with spacious lounge, modern kitchen with breakfast bar, utility room, dining room, driveway parking, garage and low maintenance rear garden.

  
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 50 Fore Street  
Bovey Tracey TQ13 9AE

### ROOM MEASUREMENTS:

Lounge: 14'8" x 13'7" (4.47m x 4.15m)

Kitchen: 14'8" x 9'1" (4.47m x 2.76m)

Utility: 9'2" x 5'7" (2.80m x 1.70m)

Dining Room/ Conservatory: 9'2" x 8'0"  
(2.80m x 2.45m)

Bedroom: 8'10" x 7'10" (2.70m x 2.40m)

Bedroom: 12'10" x 8'2" (3.90m x 2.50m)

Bedroom: 6'7" x 6'2" (2.00m x 1.87m)

Bathroom: 6'5" x 5'7" (1.95m x 1.71m)

Garage: 19'10" x 7'9" (3.47m x 2.36m)

### USEFUL INFORMATION:

Tenure: Freehold / EPC Rating: C

Council Tax Band: B (£1943.63 2025/26)

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity & gas

### AGENTS INSIGHT:

"This well-presented home offers a bright and practical layout with excellent storage throughout a real credit to the current owners. The utility space and extra dining room makes it a particularly appealing option for all buyers"



### STEP OUTSIDE:

To the front of the property, there is driveway parking for one vehicle and a lawned area which could potentially be converted to create two additional parking spaces (subject to planning). The rear garden is designed with low maintenance in mind yet showered in sun all day long. Stepping out from the utility room, you enter onto a decked seating area — a lovely spot for outdoor dining or relaxing. A step down leads to a patio area bordered with plants, along with access to the garage. The garage offers excellent storage and additional driveway parking for one vehicle. A side pathway leads to a shed and to an additional area beyond the garden wall, which presents further potential to extend the garden or create additional parking (subject to the necessary consents).



### LOCATION:

This property can be found in a 'tucked away' cul de sac location, near Heathfield industrial estate which has easy access to the A38 Devon express way linking the cities of Exeter and Plymouth. The town of Bovey Tracey with its comprehensive range of shops and amenities, including health centre, library, primary school and churches is only a couple of miles away and the market town of Newton Abbot offering mainline railway station approximately four miles away. The renowned Dartmoor National Park is also within a short drive and the South Devon beaches, 30 minutes away.



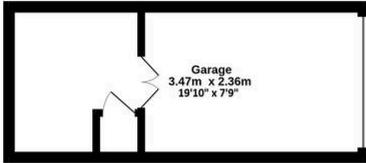


#### STEP INSIDE:

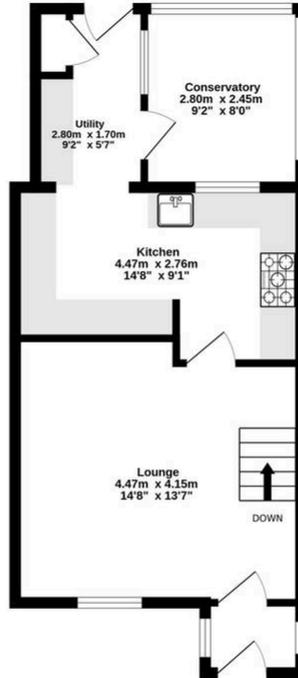
As you enter the property, you are welcomed into a light-filled porch — a bright and inviting space that immediately sets the tone for the rest of the home. From here, you step into the spacious lounge. This is a fantastic living area featuring a charming electric fireplace and ample room for substantial furniture. Stairs rise to the first floor, and a door leads through to the remainder of the downstairs living accommodation. The kitchen has been thoughtfully designed to maximise both function and space. There is room for an oven and hob, washing machine, dishwasher, and fridge/freezer. A lovely breakfast bar provides seating for four — perfect for casual dining or entertaining. A step down from the kitchen leads into the utility room, offering space for a tumble dryer and an additional fridge or freezer. There is also a generously sized cupboard that could potentially be converted into a downstairs WC (subject to the necessary permissions). A door from here provides direct access to the garden. To the right of the utility room is the dining room — a light-filled and versatile space with plenty of room for a family dining table, ideal for gatherings and everyday meals alike. Upstairs, the landing gives access to all rooms. The family bathroom comprises a WC, wash basin, and bath with an overhead electric shower. The first bedroom is a well-proportioned double overlooking the rear garden. The main bedroom is generously sized and enjoys views over the front of the property. The third bedroom is a good-sized single room, currently used as a home office, offering flexibility for a growing family or those working from home.



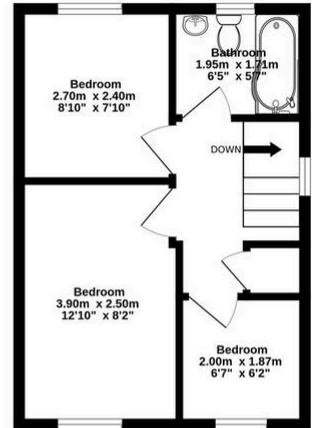
Garage  
13.1 sq.m. (141 sq.ft.) approx.



Ground Floor  
42.4 sq.m. (456 sq.ft.) approx.



1st Floor  
29.1 sq.m. (314 sq.ft.) approx.



**TOTAL FLOOR AREA : 84.6 sq.m. (910 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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