



A three-bedroom semi-detached home with single garage. Features a spacious sitting/dining room with garden access, fitted kitchen, downstairs WC, and three bedrooms with family bathroom. Enclosed rear garden with patio and side access. NO ONWARD CHAIN.

22 Naseby Drive | Heathfield | TQ12 6SE





PROPERTY TYPE

Semi-Detached House



SIZE

777 sq ft



LOCATION

Heathfield



AGE

1990



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

72 C



COUNCIL TAX BAND

C



### in a nutshell...

- Three-bedroom semi-detached home
- Light-filled living space with garden outlook
- Fitted kitchen
- Ground floor cloakroom
- Generous principal bedroom with storage
- Family bathroom
- Private rear garden
- Single garage
- NO ONWARD CHAIN
- Heathfield





## the details...

The ground floor offers a practical and well-proportioned layout, ideal for modern living. A hallway provides access to a convenient downstairs cloakroom and staircase to the first floor. To the front, there is a fitted kitchen with a range of wall and base units, ample worktop space, and room for appliances. To the rear, the spacious sitting room enjoys plenty of natural light and provides a comfortable living and dining area, with double doors opening directly onto the garden perfect for entertaining or relaxing. The ground floor also benefits from useful under-stairs storage.

The first floor comprises three bedrooms and a family bathroom, all accessed from a central landing with useful storage. The principal bedroom is a well-proportioned double room, benefiting from fitted wardrobes. A second double bedroom provides further generous accommodation, while the third bedroom offers a versatile space ideal for a child's room, home office or nursery.

The family bathroom is fitted with a three-piece suite, including a panelled bath with shower over, wash hand basin and WC.

Externally, the property benefits from a pleasant position with a small frontage and pathway leading to the entrance, alongside access to a single garage providing useful storage or parking. There is also potential to create additional off-road parking, subject to the necessary permissions. To the rear, the property enjoys an enclosed south facing garden, mainly laid to lawn with a patio area directly adjoining the house ideal for outdoor seating and entertaining. The garden is bordered by fencing, offering a good degree of privacy, and benefits from useful side access.

The property is offered to the market with no onward chain, making it an ideal purchase for buyers seeking a straightforward move.

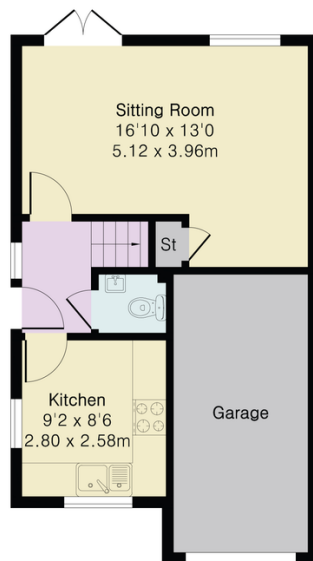


the floorplan...

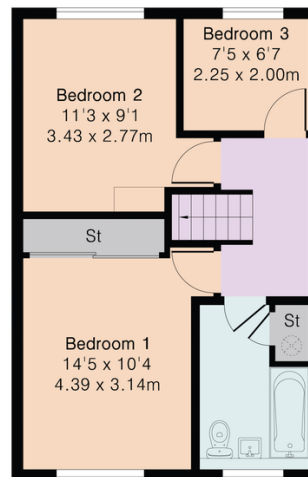
**Approximate Gross Internal Area 777 sq ft - 72 sq m  
(Excluding Garage)**

Ground Floor Area 332 sq ft – 31 sq m

First Floor Area 445 sq ft – 41 sq m



Ground Floor



First Floor



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: Lidl 1.2 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 0.2 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 6SE**

## how to get there...

From the A38 take the Drumbridges exit and follow the signs towards Bovey Tracey, keeping to the right hand lane. At the traffic lights turn right into Battle Road, then first right into Musket Road and keep on this road. Carry on across the junction and take the next left hand turn into Naseby Drive, where the property can be found on the right hand side.





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

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