

HOWARD DOUGLAS

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9 Heathfield Close, Bovey Tracey, Newton Abbot, Devon TQ13 9DZ

A spacious and extremely versatile detached bungalow situated in a sought-after cul-de-sac within easy walking distance of Bovey Tracey town centre

Entrance Porch and Hall | Living Room and Conservatory | Modern Kitchen-Dining Room | Five Bedrooms and Three Bathroom/Shower Rooms | Second Reception Room/Utility | Much Potential for an Annexe or Home Office | Attractive Front and Rear Gardens | Driveway and Garage | Easy Walk to Amenities

£550,000

Situation & Description

Heathfield Close is a sought-after cul-de-sac superbly situated within easy walking distance of Bovey Tracey town centre and amenities.

The town has excellent shops and facilities for day to day essentials including Lidl, Tesco and Co-op stores, cafes/restaurants, a butchers, delicatessen, cheese shop, florists, post office, pharmacy, primary school, health centre, dental practice, swimming pool and weekly farmers market. There is an active local community with many clubs and societies. The larger town of Newton Abbot (main line railway station) is fifteen minutes by car and Exeter city centre around 25 minutes. Dartmoor with its wide open spaces and picturesque moorland walks is less than a ten minute drive and the South Devon coastline around 30 minutes.

9 Heathfield Close is a substantial and extended detached bungalow which offers extremely versatile accommodation. A living room opens to a conservatory overlooking the rear garden and the kitchen-dining room is well fitted with modern units. In total the property includes five bedrooms and three bathroom/shower rooms plus an additional reception room/utility at the far end with its own entrance doors. There is much potential to configure the property with an annexe, separate living space for relatives/teenage children, a home office or create a large master bedroom suite.

Outside, the property sits nicely in its plot with well tended front reception gardens, a private and enclosed rear garden, parking drive and garage.

DIRECTIONS From the Drumbridges roundabout on the A38, take the A382 Bovey Tracey road. On reaching the roundabout at the end of the Bovey Straights take the third exit into Newton Road where Heathfield Close will be found on the left hand side.

Additional Information - All mains services connected. Ultrafast broadband should be available, as per Ofcom website.

Council Tax Band: Band F at the time of preparing these particulars
Tenure: Freehold

Please Note

Every care has been taken in the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point that is of particular importance to you, we will be pleased to check it for you. All measurements (including garden/land sizes) are approximate. Floor plans are for illustrative purposes only and not to scale. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. The Agent has not tested any apparatus, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. The Agent has not had sight of the Title documents. We may refer buyers and sellers to conveyancing services provided by GA Solicitors and Howard & Over Solicitors. You are under no obligation to use either of these firms. However, should you decide to do so we may receive a referral fee of £100 for a sale or purchase that proceeds to completion. As we provide a regular supply of work to both firms of solicitors any referral fee is not added to your conveyancing quote.



Entrance Porch
Double glazed front entrance door. Inner door to

Hall
Radiator. Hatch to roof space. Two storage cupboards.

Living Room
17' x 11'4" overall. Radiator. Double glazed sliding patio doors to

Conservatory
10'6" x 8' Double glazed windows to three aspects overlooking rear garden. Double glazed French doors to garden.

Kitchen-Dining Room
15'9" x 8'2" plus dining area 11'10" x 6'10". Fitted with a modern range of grey fronted units, including useful larder cupboards, with square edged work surfaces. Built-in eye-level double oven and grill. Built-in four burner gas hob. One and a quarter bowl composite sink unit. Plumbing for dishwasher. Tiled floor. Radiator. Two double glazed windows to front aspect overlooking the front garden. Double glazed door to rear garden.

Bedroom 1
15' x 10'7" Double glazed window to rear aspect overlooking garden. Radiator.

Bedroom 2
11'9" x 10'4" Double glazed window to rear aspect. Radiator.

Bedroom 3
9'2" x 8'8" Double glazed window to front aspect overlooking front garden. Radiator. Connecting door to

Bedroom 5/Dressing Room
11'8" x 6' Double glazed window to front aspect overlooking front garden. Radiator. Connecting door to bedroom 3.

Bathroom
White suite of WC, wash basin with cupboards beneath and bath with wall mounted shower and glazed screen. Fully tiled walls. Tiled floor. Ladder radiator. Obscure double glazed window.

Shower Room
White suite of WC, wash basin with cupboard beneath and shower cubicle with wall mounted shower. Ladder radiator. Partly tiled walls. Tiled floor. Obscure double glazed window. Electric underfloor heating.

Reception Room/Utility
15'6" x 10' Double glazed window to front aspect overlooking front garden. Double glazed French doors to outside. Radiator. 7' x 4' Utility area with cupboards with work surfaces. Sink unit. Plumbing for washing machine. Double glazed window to rear aspect.

Bedroom 4
10'3" x 9'2" Double glazed window to rear aspect. Radiator. Door to

En-Suite Shower Room
White suite of WC, wash basin and shower cubicle with folding entry doors and wall mounted shower. Ladder radiator. Tiled floor. Obscure double glazed window.

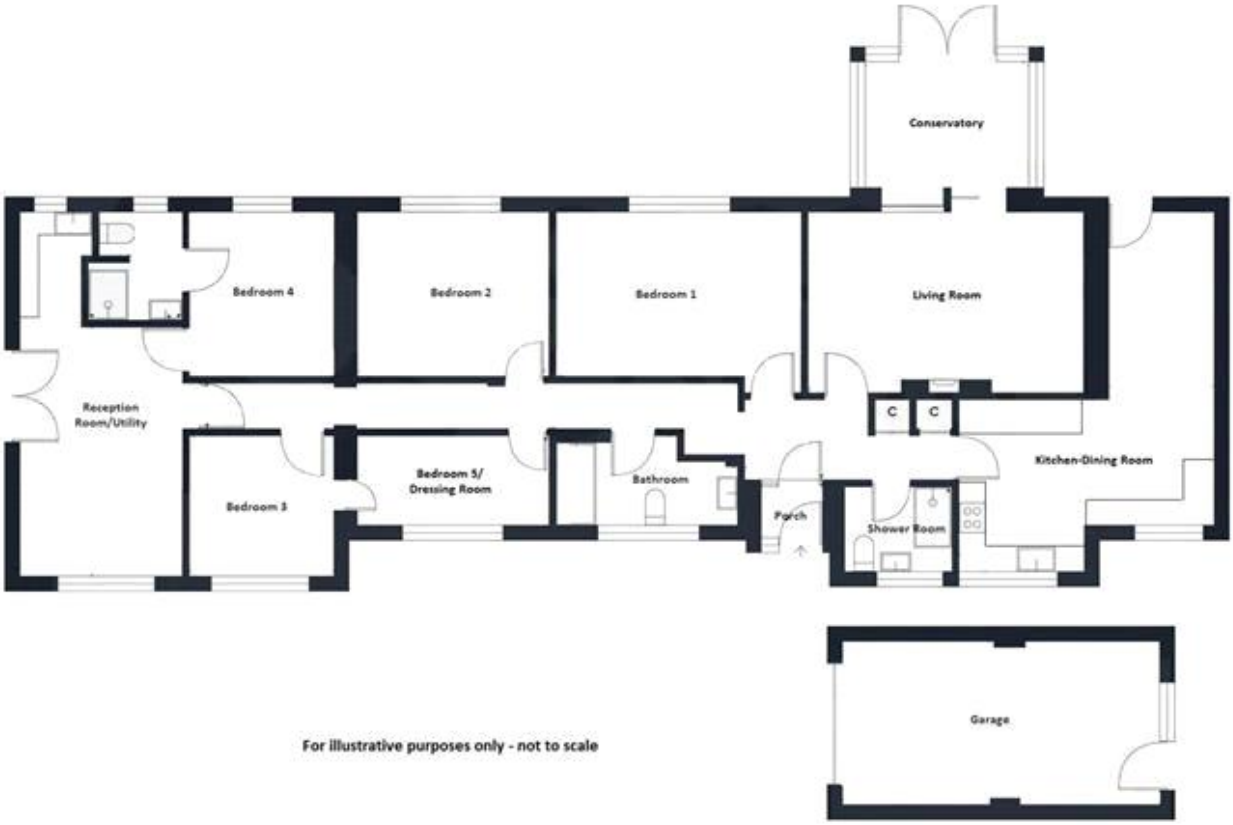
Outside
To the front of the property there is an attractive and well tended reception garden, enclosed by a low stone wall, with lawn and numerous shrubs and plants. To one side of the property there is a driveway with parking for two vehicles leading to the GARAGE 20'4" x 10'5" with electric door, power and light connected and rear window and door to the garden. Gated access can be gained on either side of the bungalow to the well enclosed and private rear garden which includes a level lawn, shrubbery beds, trees and paved patio. Two useful garden sheds lie to one side.



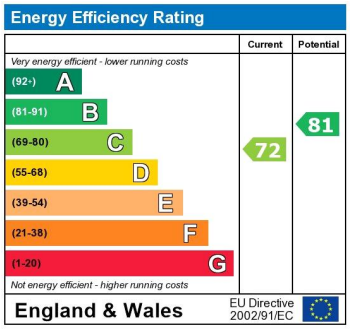








For illustrative purposes only - not to scale



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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