



Heathfield

- Semi Detached House
- 3 Bedrooms
- Living Room
- Kitchen / Diner
- Double Glazing & Gas Central Heating
- Lovely Enclosed Garden
- Driveway For Three Cars
- Cul-De-Sac Location

Asking Price:
£179,950
 Freehold

46 Clifford Drive, Heathfield, TQ12 6GX

A semi detached house located within a cul-de-sac on the popular Heathfield development. The property offers three bedroom accommodation and to the rear there is a delightful garden enclosed mainly by brick walls. Parking is provided by a driveway to the side of the property which can fit three cars.

With the A38 Devon Expressway less than a mile away the property is conveniently situated for commuters. Heathfield offers a range of local amenities including shops and a primary school. A wider range of amenities can be found in the nearby town of Bovey Tracey which is often referred to as the 'gateway to Dartmoor'.

Accommodation

Ground Floor

Entrance

Living Room 13' 7" (4.14m) max x 13' 7" (4.13m)

Kitchen / Diner 13' 7" (4.14m) x 7' 9" (2.36m)

First Floor

Bedroom 1 12' 8" (3.86m) x 7' 10" (2.38m)

Bedroom 2 9' 9" (2.96m) x 7' 9" (2.36m)

Bedroom 3 6' 5" (1.96m) x 6' 2" (1.87m)

Bathroom

Outside

To the front there is an area of open plan garden laid to lawn and neatly tended shrubs.

The enclosed rear garden is neatly tended with a lawn area framed by flower and shrub borders.

Parking

Off road parking suitable for up to 3 cars.

Agents Notes

Double glazing.

Gas central heating.

Council Tax Band: Currently Band B

Directions

From the Drum Bridges roundabout (A38) take the Bovey Tracey / Heathfield exit. At the traffic lights turn right into Heathfield (Battle Road). Take the first right into Musket Road. Take the second left into Lower Cannon Road. Take the first left into Clifford Drive.

Floor Plans - For Illustrative Purposes Only

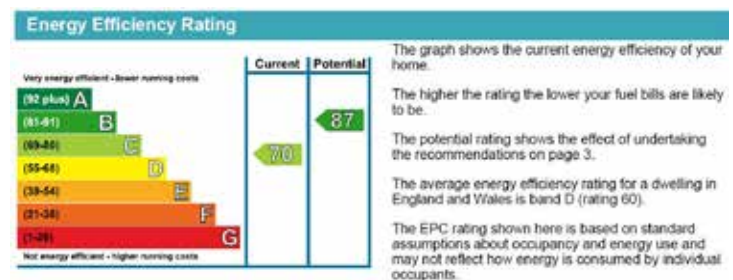


TOTAL APPROX. FLOOR AREA 623 SQ.FT. (57.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2017

Energy Performance Certificate

Full report available on request



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.