



7 Clifford Drive | Heathfield | TQ12 6GX

Guide Price: £155,000

SALES | LETTINGS | LAND & NEW HOMES

To arrange a viewing call:
01626 362 246

complete 
INDEPENDENT ESTATE AGENCY

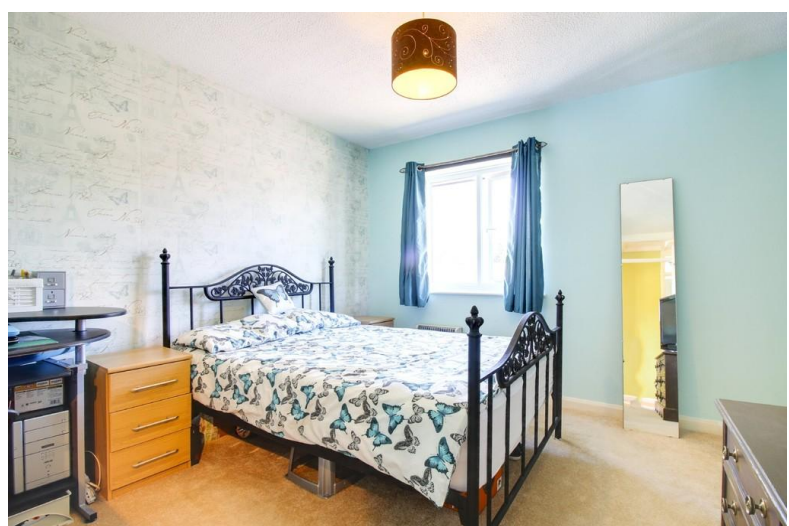
Clifford Drive is a mid terraced property located in Heathfield. The accommodation consists of a living room, kitchen, two bedrooms and a family bathroom. Externally, there is an enclosed rear garden and allocated parking.

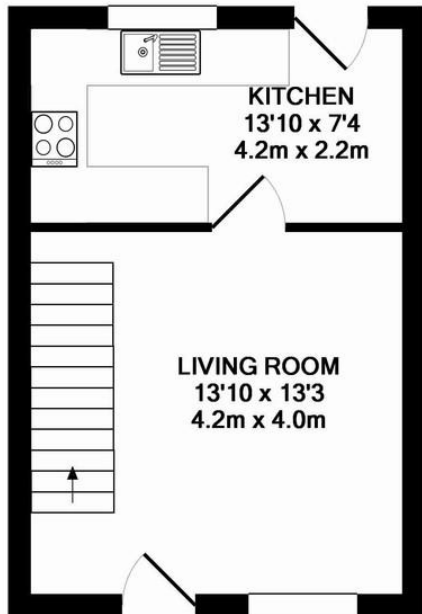
On a quiet cul-de-sac in the popular area of Heathfield is this red brick, mid terraced, two-bedroom property. The accommodation is arranged over two floors, with the living room and kitchen downstairs and two bedrooms and a family bathroom on the first floor. A front lawn with a paved path leads up to the decoratively, half glazed front door. This opens into the living room which feels light and welcoming, is tastefully decorated and has laminate flooring. There is a staircase, with white gloss banister leading to the first floor and a door to the kitchen. With an electric oven and hob, a stainless steel sink and draining board, plenty of base units with wooden doors and modern handles, matching wall cupboards and room for white goods beneath the worktops, this functional space has everything required to cater for a young family.

To the first floor, there are two double bedrooms, both with plenty of natural light, and a family bathroom. The bathroom is tiled from floor to ceiling in white with a decorative band of mosaic tiles and there is a white suite with bath and electric shower above, wash hand basin and WC.

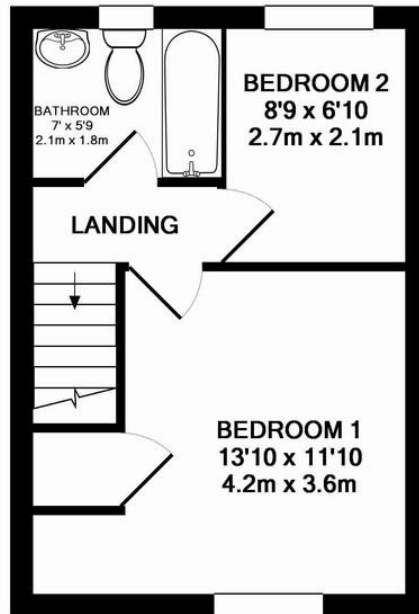
OUTSIDE

A uPVC door leads out from the kitchen into the enclosed rear garden. A paved patio area extends the full width of the garden, making an ideal place for a picnic or a barbecue perhaps. The garden continues with a lawn and a shed for storage of the lawn mower, push bikes or sun loungers. A back gate gives access, via a path around the side of the property and to the front where there is allocated parking space for three cars.





GROUND FLOOR
APPROX. FLOOR
AREA 284 SQ.FT.
(26.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 285 SQ.FT.
(26.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 569 SQ.FT. (52.9 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

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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

Not to scale. All measurements walls doors window fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as a representation by either the Seller or his Agent.

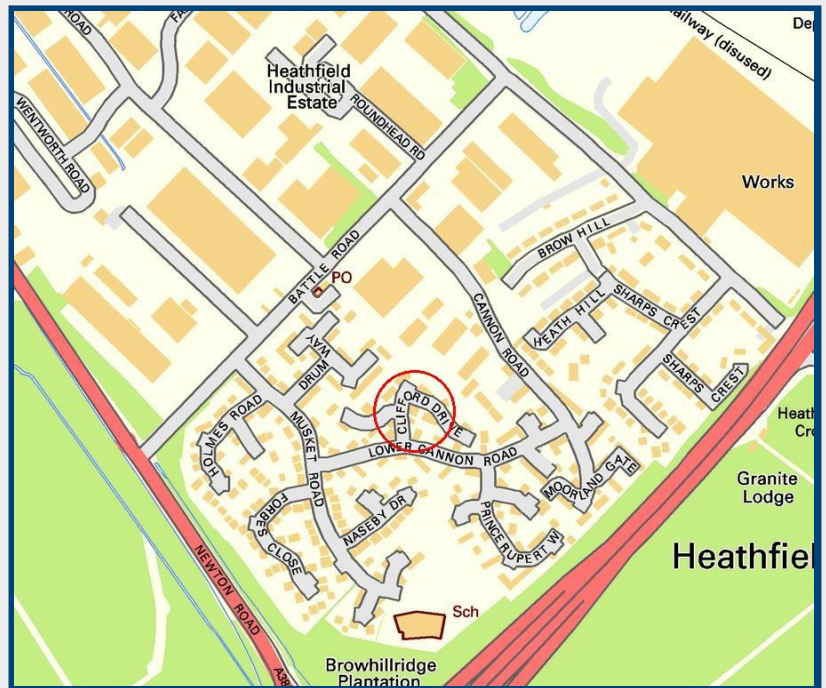
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DIRECTIONS

From our Newton Abbot Office continue on Stover Road and upon reaching Drumbridges roundabout take the third exit and continue to the traffic lights. At the traffic lights turn right onto Battle Road and then take the first turning right onto Musket Road. Continue on Musket Road which then leads onto Lower Cannon Road, turning left onto Clifford Drive, bear around to the left where you will find the property on the left hand side.

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.



ADDITIONAL INFORMATION

RENTAL

LOCAL AUTHORITY COUNCIL TAX BAND

TENURE

POSTCODE

VIEWING

RENT: £615 pcm (4.67% yield)

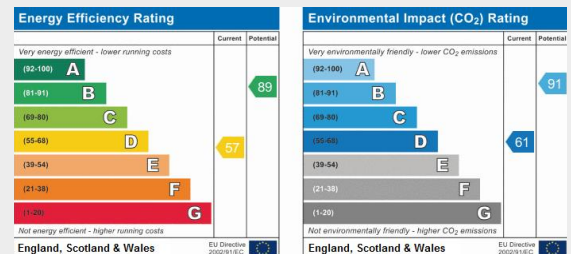
Teignbridge District Council
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Freehold

TQ12 6GX

Strictly by appointment with Complete
on 01626 362 246

For further information please refer to www.communities.gov.uk



AGENT'S NOTE:

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property.



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