

**SAMPLE
MILLS**



**Holmes Road
Heathfield
Newton Abbot
Devon**

£175,000
FREEHOLD





Holmes Road, Heathfield, Newton
Abbot, Devon

£175,000 freehold

This mid terraced home comprises lounge,
kitchen/diner, 2 bedrooms and a bathroom and
w/c.

Other features include gas central heating,
uPVC double glazing, parking and gardens to
the front and rear.

Situated in Heathfield providing easy access to
the A38 to Exeter, Plymouth and all other local
facilities and amenities to include Spar shop,
post office, primary school, playgrounds,
takeaway, Mole Valley Farmers, Marks and
Spencer BP garage plus regular bus service to
Newton Abbot and Exeter, whilst also being
within walking distance to Stover Country Park,
the Great Plantation and a short drive to
Dartmoor National Park.



uPVC half double glazed door opening through to:

Lounge – 4.24m x 4.14m (13'11" x 13'7")

TV point. Double panelled radiator. uPVC double glazed window overlooking the front garden. Staircase rising to first floor. Glazed door through to:

Kitchen/Diner – 4.14m x 2.21m (13'7" x 7'3")

Inset 1½ bowl stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas, Built-in 4 ring gas hob with extractor hood above and electric oven beneath. Space for fridge. Space for further appliance. Partly tiled walls. Wall hung gas boiler for hot water and central heating system. Double panelled radiator. uPVC double glazed window overlooking the rear garden. uPVC double glazed door to outside.

First Floor Landing

Hatch to the roof space.

Bedroom 1 – 3.51m x 3.12m (11'6" x 10'3")

uPVC double glazed window to front. Radiator. Built-in shelved cupboard.

Bedroom 2 – 2.64m x 2.06m (8'8" x 6'9")

Radiator. uPVC double glazed window to rear aspect.

Bathroom

Panelled bath with fitted shower. Pedestal wash-hand basin. Low level w/c. Partly tiled walls. Heated towel rail. Shaver point and obscure uPVC double glazed window.

Outside

To the front of the property, is a garden laid to lawn with a pathway approach.

To the rear of the property, there is an area laid to patio with again a garden laid to lawn with steppingstones onto a garden shed and a rear gate providing pedestrian access.

There is also designated parking.

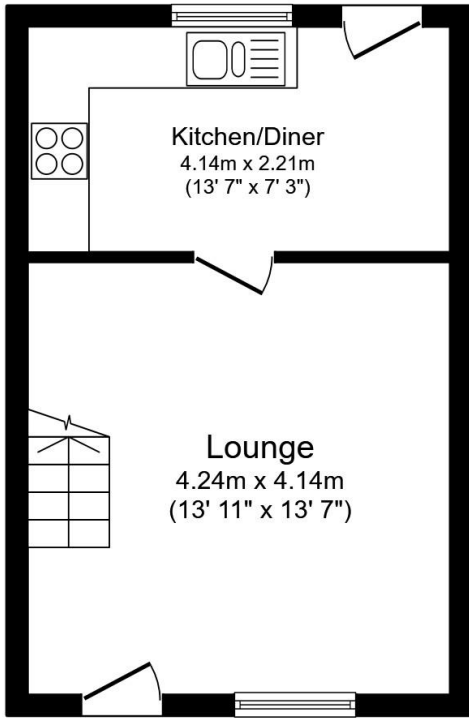
Agent's Note

Council Tax Band: 'B'

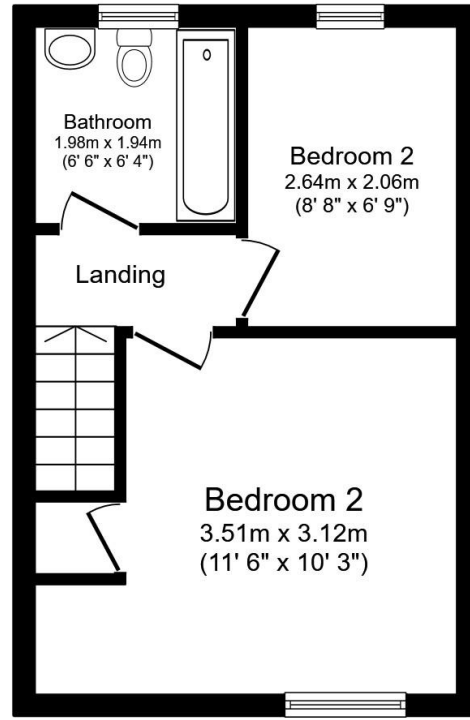
EPC Rating: 'C'

Long Term Flood Risk: Very Low/Low





Ground Floor
Floor area 27.1 sq.m. (292 sq.ft.)



First Floor
Floor area 27.1 sq.m. (292 sq.ft.)

Total floor area: 54.2 sq.m. (584 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.