



Sharps Crest, Heathfield, Newton Abbot, Devon

£190,000 Freehold



SAMPLE MILLS & Co.



Sharps Crest, Heathfield, Newton Abbot, Devon

£190,000 Freehold

A spacious extended 3 bedroom Semi Detached property situated in the popular area of Heathfield providing easy access for all local facilities including the A38, A380, main roads for Exeter and Plymouth. The property is also ideally located for all local shops, schools and amenities.

The accommodation internally offers spacious family accommodation to comprise of entrance hallway with lounge, kitchen/breakfast room and dining room. There are 3 bedrooms upstairs and family bathroom. Outside, the property has a larger than average size plot to include ample off road parking for several cars that would include motor home if required. The property, subject to planning, could have a double garage built, it has gardens to the front, rear and side. The rear gardens are currently used as vegetable plots with potting area.

The property has an open outlook over the estate and viewing is recommended for those seeking a spacious 3 bedroom Semi Detached property.



uPVC double glazed door to:

Entrance Hallway

Under stairs storage area. Radiator with shelving. Smoke detector. Textured ceiling. Door through to:

Lounge – 14'11" x 12'0" (4.55m x 3.66m)

uPVC double glazed windows to the front. Feature fireplace, living flame fire, brick surround with mantle over and raised hearth, recess on one side. Double panelled radiator. TV point. Coving to textured ceiling. Door through to:

Kitchen – 12'0" x 10'8" (3.66m x 3.25m)

The kitchen incorporates a range of fitted base units, wooden Oak doors with marble effect worktop surface areas. Stainless steel drainer with mixer tap over 1 ½. uPVC double glazed window. Range of wall mounted cupboards. Further fitted base units with space for electrical cooker point. Range of wall mounted cupboards with extractor fan over. Partly tiled walls. Glazed door to:

Rear Porch

Double glazed windows. Plumbing for automatic washing machine. Double glazed door to the rear.

Walk through to the extension:

Dining Room - 18'4" x 9'0" (5.59m x 2.74m)

Large dining room with double glazed dual aspect windows with views over the garden and surrounding area. Double panelled radiator.

Staircase from the hallway to the landing

Wooden balustrade. Double glazed window to the side. Access to loft area. Doors off to:

Master Bedroom – 14'7" x 10'0" (4.45m x 3.05m)

uPVC double glazed window. Built-in storage cupboard with shelving. Built-in airing cupboard with Glow Worm boiler serving hot water and central heating and storage cupboard below. Single panelled radiator.

Bedroom 2 – 14'7" x 9'7"

uPVC double glazed window looking over the rear with views over the rear. Double panelled radiator.

Bedroom 3 – 10'1" x 9'0" (3.07m x 2.74m)

Facing the front with uPVC double glazed window. Double panelled radiator.

Bathroom

Comprises a 3 piece suite with shower cubicle, vanity wash-hand basin, low level WC. Partly tiled walls. Fitted Mira shower. Obscure glazed window. Radiator with shelving. Heater fan.

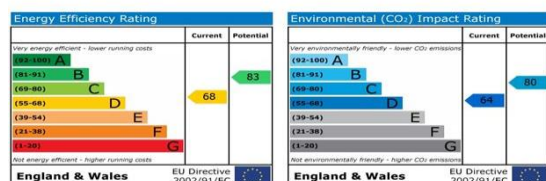
OUTSIDE

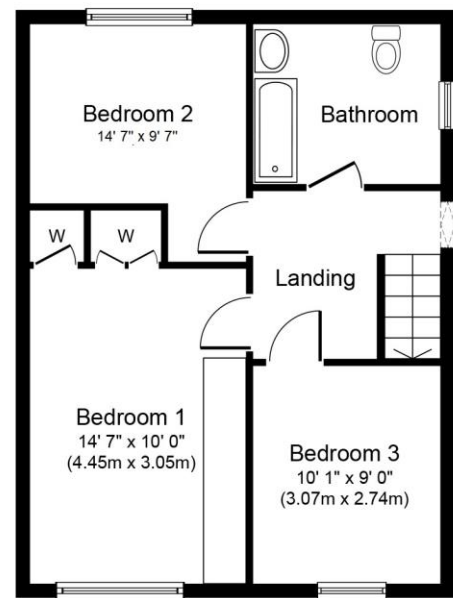
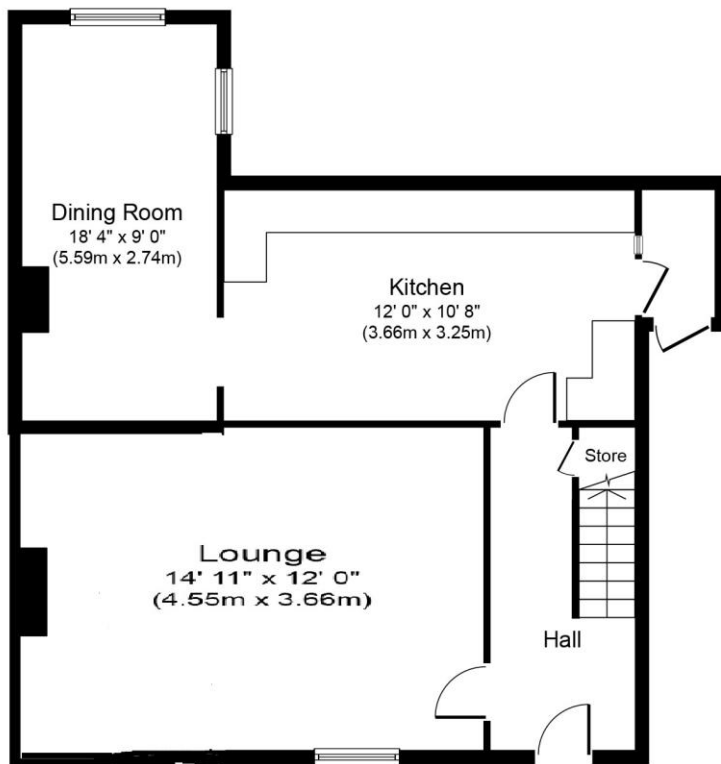
Wooden gate with steps down onto the front lawned garden with patio area, lawn garden, borders and shrubs. Side garden, again lawned with raised wall, fencing and good off road parking for several cars to include potential motor home or could be, subject to planning, have a double garage built. Walking around to the rear, the garden again has a level area which is currently used as 2 vegetable plots with a greenhouse. Outside water tap. Outside storage potting shed. Further vegetable plots and gardens and walled surround.

AGENTS NOTE:

Council Tax: Band A - £1,286.78 (01/04/19 to 31/03/20)

3 Year Devon Rule would apply to this property.





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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2019 | www.houseviz.com

SAMPLE MILLS & Co.

www.samplemills.co.uk



3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

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.

S712 Ravensworth 01670 713330