



Heathfield

- Immaculate Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Contemporary Fitted Kitchen/ Diner

- Gas Central Heating & Double Glazing
- Level Plot With Enclosed Rear Garden
- Off Road Parking
- Popular Location

Asking Price:

£229,950

Freehold

EPC Rating: C74

18 Musket Road, Heathfield, TQ12 6SB - Draft

Beautifully presented throughout, this spacious detached house has the perfect balance of internal and external space making a superb all round family home. The neutrally decorated accommodation comprises entrance hallway with ground floor w.c off, bright and airy lounge with bay window, large second reception room currently used as a home office and a stunning 7.5 metre long kitchen /diner. The first floor offers three bedrooms, two with built in wardrobes and there is also a modern fitted family bathroom. The property has been very well maintained and benefits from a recently fitted gas central heating system and uPVC double glazing. It's set on a level plot with a block paver driveway providing parking for two vehicles at the front and a secure south facing garden to the rear which is mainly laid to lawn and patio seating area. There is potential to extend above the second reception room subject to the necessary planning consents.

Heathfield is a popular location approximately 1 mile from the moor side town of Bovey Tracey with its high street shops and wide range of amenities. Heathfield itself has local amenities including a primary school, convenience store and post office and is popular with commuters due to its convenient situation near the A380 to Plymouth and Exeter.

The Accommodation

Ground Floor

Hallway	
Ground Floor W.C	
Lounge	13' 9" (4.2m) x 12' 2" (3.7m)
Kitchen/ Diner	24' 7" (7.5m) x 9' 10" (3m)
Home Office	18' 1" (5.5m) x 7' 7" (2.3m)

First Floor

Landing	
Bedroom 1 (Excluding Wardrobes)	9' 10" (3m) x 8' 10" (2.7m)
Bedroom 2 (Excluding Wardrobes)	8' 10" (2.7m) x 8' 6" (2.6m)
Bedroom 3	7' 3" (2.2m) x 6' 11" (2.1m)
Family Bathroom	

Gardens

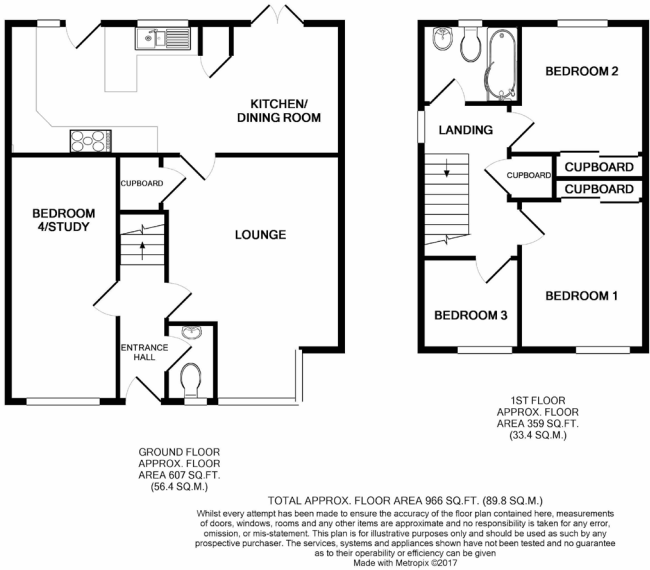
Level plot with an area of garden to the front and enclosed rear garden mainly laid to lawn, paved patio area and some mature plants.

Parking

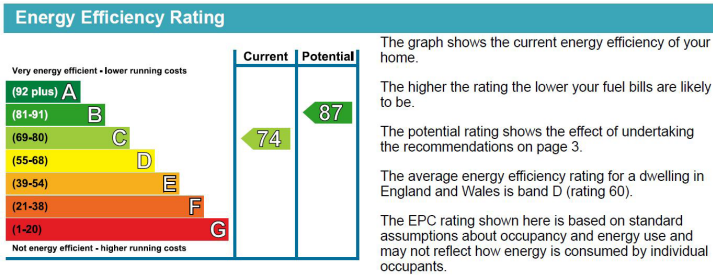
Driveway parking with space for 2 vehicles.

FLOOR PLANS

For Illustrative Purposes Only



ENERGY PERFORMANCE RATING



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





Agents Notes

Tenure

Freehold

Services

Gas Fired Central Heating. Mains Electricity. Mains Water. Mains drainage.

Local Authority

Teignbridge District Council

Council Tax

Currently band C

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

Directions

From the Drumbridges Roundabout take the exit for Bovey Tracey/ Heathfield. At the traffic lights, take the first right onto Battle Road. Musket Road is the first road on the right.