

**SAMPLE
MILLS**



**Old Newton Road
Heathfield
Newton Abbot
Devon**

£310,000

FREEHOLD





Old Newton Road, Heathfield, Newton
Abbot, Devon

£310,000 freehold

A Detached 3 bedroom Bungalow occupying a level location situated in the popular area of Heathfield providing easy access for the A38 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.

The property offers spacious living accommodation to comprise entrance porch, lounge, kitchen, 3 bedrooms (one could be used as a dining room, if required) and bathroom.

Further benefits include gas central heating, uPVC double glazing, good parking to the front, ideal for motor homes or several cars and a turning area. There is also an attached garage with up and over door, plus a small level rear courtyard garden.



uPVC double glazed door to:

Porch

Concealed lighting. Coving to ceiling. Coat hooks. Door into:

Lounge/Dining Area – 4.90m x 4.10m (16'1" x 13'5")

Dual aspect uPVC double glazed windows. Two double panelled radiators. Concealed lighting. TV point. Door to:

Bedroom 3/Dining Room – 3.40m x 3.10m (11'2" x 10'2")

Concealed lighting. Tilt and turn uPVC double glazed windows. Single panelled radiator. Door through to:

Inner Hallway

Concealed lighting. Smoke detector. Access to loft area. Single panelled radiator. Airing cupboard with wall mounted Ariston boiler, consumer unit and timer control unit.

Master Bedroom – 3.40m x 3.10m (11'2" x 10'2")

Concealed lighting. Coving to ceiling. uPVC double glazed window. Single panelled radiator. TV point.

Bedroom 2 – 3.30m x 2.10m (10'10" x 6'11")

Facing the front. uPVC double glazed window. Double panelled radiator. Concealed lighting. Coving to ceiling.

Bathroom – 3.10m x 2.30m (10'2" x 7'7")

Comprising 3 piece suite. Panelled bath with shower screen, chrome fitted power shower, 2 mixer taps and 2 shower heads. Low level w/c. Wash-hand basin. Chrome fitted ladder radiator. Wall mounted mirror fronted cabinet. Tile effect prospective covering. Concealed lighting.

Kitchen/Breakfast Room – 5.20m x 3.50m (17'1" x 11'6")

Incorporates a range of fitted base units with worktop surface areas. Built-in single oven with storage cupboard below and over. Wall mounted cupboards. Bevel edged partially tiled walls. uPVC double glazed tilt and turn window. Plumbing for washing machine. Wooden effect flooring. 4 ring gas hob with stainless steel canopy over. Wooden stable door providing access to the rear.

Garage – 4.20m x 2.50m (13'9" x 8'2")

Up and over door. Door with side access.

Outside

To the front of the property, there is a gravelled hard standing with parking for several cars and turning bay. A walled area leads to the front which has a front porch and a further walled area.

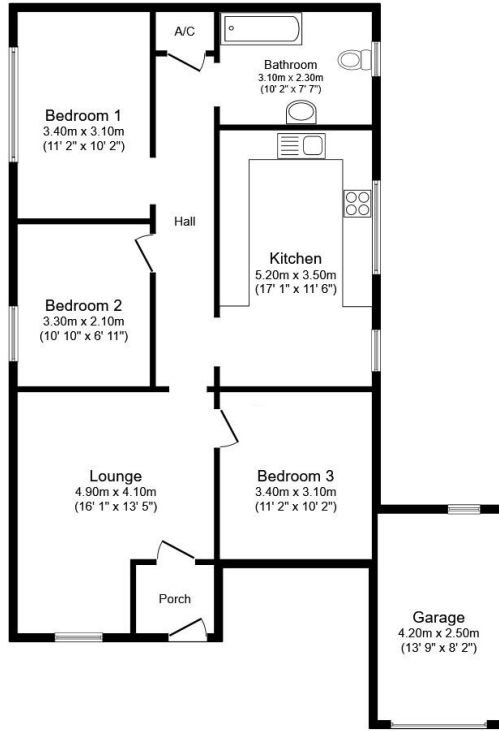
To the rear of the property, there is a courtyard garden comprising patio area with walled surround. Outside water tap. Access through to the garage.

Agents Note

Council Tax Band: 'C' £2115.25 for 2024/25

EPC Rating: 'D'





Floor Plan

Floor area 96.5 m² (1,039 sq.ft.)

TOTAL: 96.5 m² (1,039 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 | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 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.