



Heathfield, Nr Newton Abbot

2x 1x

ENERGY RATING D62

- Video Walk-Through Available
- Detached Bungalow
- 2 Double Bedrooms
- Dual-Aspect Lounge
- Kitchen with Wall and Base Units
- Shower Room
- Garden with Patio
- Driveway & Car Port

Guide Price:
£250,000
FREEHOLD

1 Sharps Close, Heathfield, Newton Abbot, TQ12 6SS

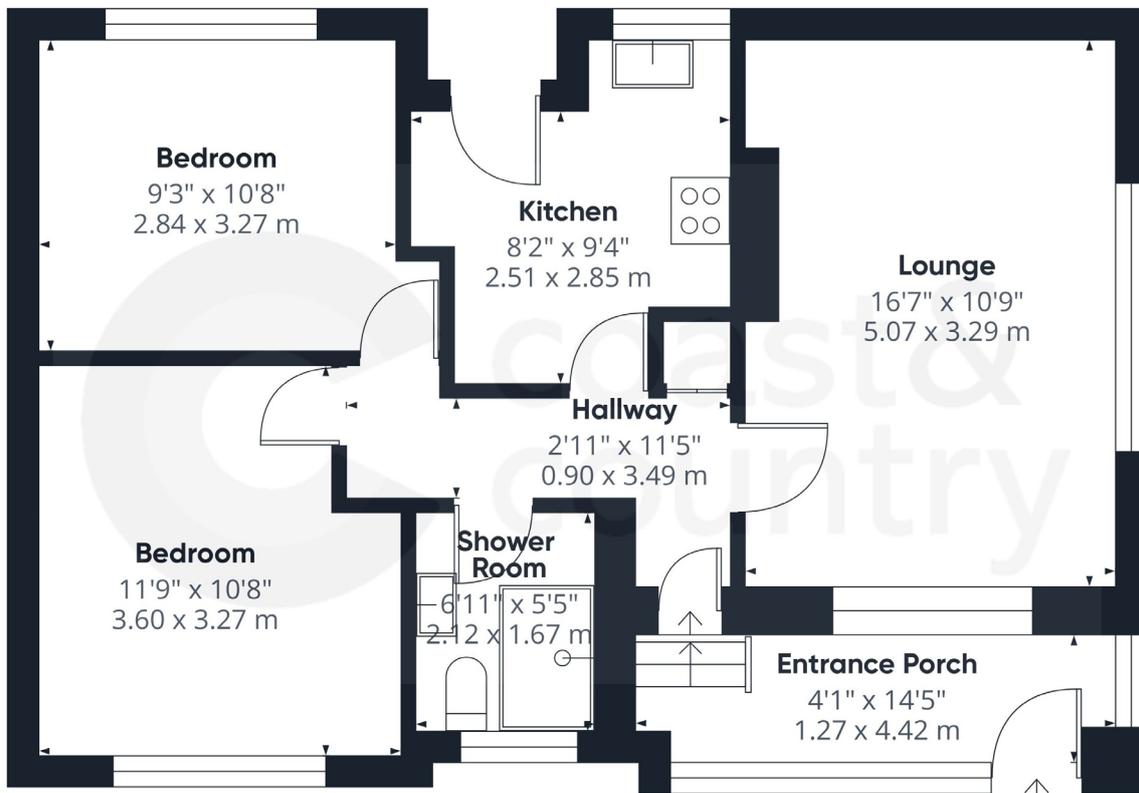
A detached bungalow situated on the edge of Heathfield with accommodation including two double bedrooms, a lounge, kitchen and shower room. Gas central heating and uPVC double glazing are installed and outside there are gardens to the front and side, ample driveway parking, a detached garage and carport. The bungalow would benefit from some updating and with no onward chain Internal viewings are recommended to appreciate all on offer.

Accommodation: A uPVC double-glazed entrance door leads to the entrance porch with uPVC double-glazed windows to front and side and an obscure glazed door to the hallway with access to loft and an airing cupboard housing wall mounted gas boiler and radiator. The lounge is dual aspect with uPVC double-glazed windows to front and side and a feature tiled fireplace. The kitchen has a range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, space for appliances, uPVC double-glazed window and uPVC part obscure double-glazed door to outside. Bedroom one has a uPVC double-glazed window with outlook to front and bedroom two has a uPVC double-glazed window to rear. There is also a shower room with shower cubicle, low level WC, pedestal wash basin and uPVC obscure double-glazed window.

Outside: The front garden is laid to lawn with hedging to boundary, established trees, tiled patio and path extending along the rear of the bungalow.

Parking: Outside to the front there is a double five bar gate and driveway leading to a detached garage and carport. The driveway provides off-road parking for 3 to 4 cars.

Directions: From Newton Abbot take the A382 past Stover School and Trago Mills. At the drum bridges roundabout take the third exit for Bovey Tracey and Heathfield. Turn right at the traffic lights into Battle Road. At the end of the road turn right at the T junction into Old Newton Road. Take the second right into Sharps Crest and continue into Sharps Close.



Approximate total area
624 ft²
58.1 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains drainage. Mains electricity. Mains gas.

The sale of this property is subject to a grant of probate.

This property awaits first registration.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.