



Newton Abbot

3x 1x

ENERGY
RATING
C73

- Video Walk-through Available
- Modern End-Terraced House
- 3 Bedrooms
- Kitchen/Dining Room
- Gas Central Heating & Double Glazing
- Enclosed Rear Garden With Patio
- Driveway Parking
- Popular Cul De Sac Location
- Convenient For A38
- Ideal First Home

Guide Price:
£230,000
FREEHOLD

29 Holmes Road, Heathfield, Newton Abbot, TQ12 6RZ



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

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A modern three-bedroom end terraced house boasting gas central heating, double glazing, front and rear gardens and driveway parking located in a cul de sac on a popular development within Heathfield a short distance from Bovey Tracey. The property will make an ideal family home or first purchase and viewings come highly recommended to appreciate the location and accommodation on offer.

Heathfield is a popular location with a range of local amenities including a convenience store and primary school. A wider range of shopping, business and leisure amenities can be found in the nearby town of Bovey Tracey which is set on the edge of Dartmoor National Park. For the commuter, Heathfield is convenient for the A38 Devon Expressway to Plymouth and Exeter with the M5 beyond.

The Accommodation:

A composite, part obscure double-glazed entrance door leads into the lounge with uPVC double-glazed window to front and stairs to first floor. The kitchen/dining room has a range of wall and base units with rolled edge work surfaces and tiled splashback, inset single drainer sink unit, space for appliances and uPVC double-glazed window to rear. The dining area has uPVC double-glazed sliding patio doors leading to the rear garden. Upstairs on the first floor the landing has access to loft and storage cupboard housing wall mounted gas boiler. Bedrooms one and three both have uPVC double-glazed windows to front and bedroom two has a uPVC double-glazed window to rear. The bathroom has a white suite comprising panelled bath with shower over, tiling to surround, low-level WC, pedestal wash basin and uPVC obscure double-glazed window.

Parking:

At the front of the property, a driveway provides off-road parking with the potential to extend by removing/relocating the access gate and fence.

Gardens:

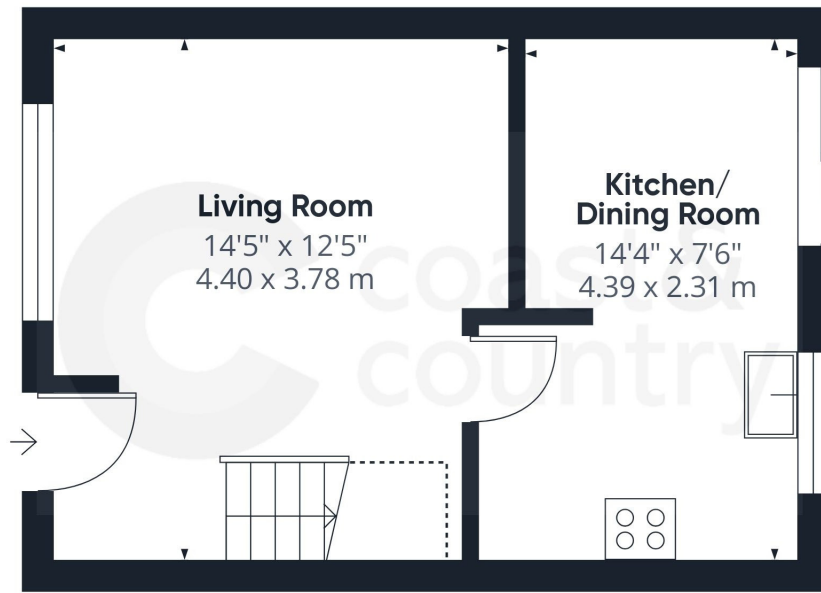
Outside to the front there is a lawned garden with flower and shrub border and a path leading to the front door. A driveway extends beyond a gate and fencing leading to the rear garden which is level and of a generous size with paved patio, level lawn, two timber sheds and a greenhouse.

Directions:

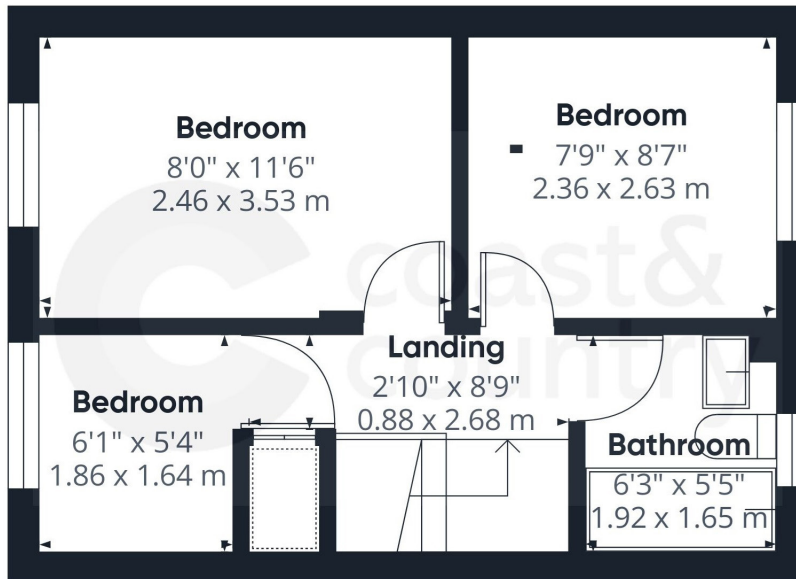
From the Drum Bridges roundabout (A38) take the Bovey Tracey/Heathfield exit. At the traffic lights turn right into Heathfield (Battle Road). Take the first right into Musket Road. Take the first right into Holmes Road.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾

547 ft²
50.9 m²

Reduced headroom

16 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 B

Tenure: Freehold

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

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plans - For Illustrative Purposes Only

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.