

## Heathfield

- Detached Bungalow
- 1 Double Bedroom
- Open Plan Living Space
- Contemporary Kitchen
- Stunning Shower Room
- Mezzanine Level
- Private Enclosed Outside Space
- Convenient for A38 Devon Expressway

Asking Price:

**£225,000**

Freehold

EPC RATING: C78

# Heathrow House, Old Newton Road, Heathfield, TQ12 6RT - Draft

A modern detached bungalow with stylish, high-end interior, conveniently situated within a mile of the A38 Devon Expressway. Located on the edge of Heathfield, the pretty town of Bovey Tracey, often described as the gateway to Dartmoor is around 2 miles away and provides an excellent range of day to day amenities.

The A38 provides dual carriageway access to Plymouth and beyond to the south and Exeter and the M5 beyond to the north. Constructed within the last few years, the property has the remainder of a build warranty still to run and would make an ideal lock up and leave home, or holiday home/rental.

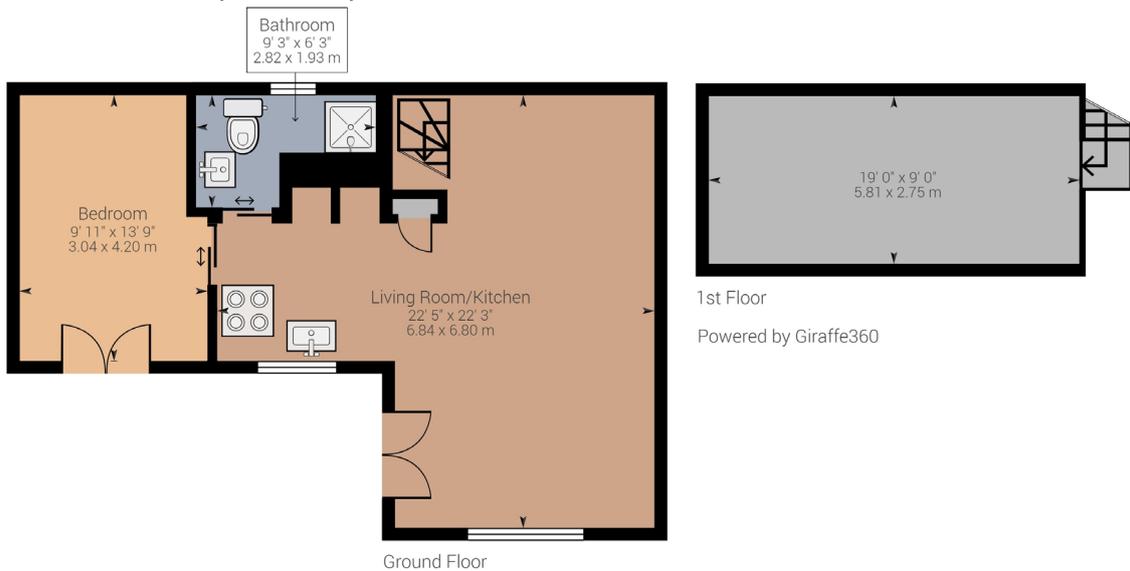
**Accommodation:** Stepping inside, the stunning living space is open plan with the main area having a particularly impressive and lofty vaulted ceiling and is well-lit with natural light, with a window and French doors on different aspects. Stylish contemporary radiators and a flueless wall-mounted gas fire provide warmth. The kitchen area is fitted with a selection of sleek high-gloss cabinets and drawers with solid quartz counter tops featuring an under-mount sink, mixer taps and pop up power point and USB tower. Appliances include an oven, hob, hood and microwave. A useful breakfast bar has split slate tiling below and a larder with frosted glass door perfectly suits the modern style. There is a double bedroom with French doors to the courtyard and an up to the minute shower room/WC. Finally, a mezzanine area approached via a steel and oak turning staircase overlooks the living area from a glass and steel balustrade and is flooded with light through twin double glazed roof lights. Throughout is a light grey oak effect floor covering and feature mood lighting, and the living area having flush mounted surround sound and AV wiring.

**Gardens:** Outside space has been designed for ease of maintenance and is laid to smart brick paviors and privately enclosed by high walls and fencing. Accessed through electric sliding gate, the brick paved area can also provide a secure parking area.

## Agents Notes

Council Tax Band: Currently Band TBC

## Floor Plans - For Illustrative Purposes Only



Approximate net internal area: 728.16 ft<sup>2</sup> / 67.65 m<sup>2</sup>  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

## Directions

From Drum Bridges Roadabout, take the Heathfield/Bovey Tracey exit and stay in the right hand lane. At the traffic lights, take right into Heathfield (Battle Road), follow the road to the end and turn left onto Old Newton Road. The property is approximately 350m along Old Newton Road on the left hand side.

## Energy Performance Certificate

Full report available on request

Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B		
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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