

Call 01626 818094  
to find out more



9, Drum Way, Heathfield, Newton Abbot TQ12 6RJ

£190,000



- Mid Terrace House
- Lounge and Kitchen/Diner
- Living Room
- Two Bedrooms
- Bathroom
- Rear Garden
- Allocated Parking Space
- Ideal for First Time Buyers or Investors
- Available Chain Free
- EPC Rating C
- Tenure: Freehold



# Step Inside

As you enter through the front door there is a small entrance foyer that opens out onto the living room. Stairs rise to the first floor and there is a large recess under the stairs, useful for a desk or Tv area. A large window looks out over the rear garden. A door leads to the kitchen which is fitted with floor and wall cupboards and under counter spaces and plumbing for two appliances. There is a free standing electric cooker that will remain in place. There is a area which is suitable for a small dining table and chairs by the back door, leading to the rear garden.

First floor landing has access to the loft space. A double bedroom with an alcove which currently has a hanging rail, there is also a built in cupboard housing the gas fired combi boiler. A further second bedroom is a good sized single room. Both overlook the rear garden.

The bathroom has a panelled bath with a shower attachment on the mixer taps, a basin and a WC. The property has Upvc double glazing throughout and this property would benefit from a make over. It means you can put your own stamp on it.



## Your Notes:

---

---

---

---

---

---

---

---

---

---

## Measurements:

Lounge: 4.13m x 4.04m (13'7" x 13'3")  
Kitchen/Diner: 4.13m x 2.22m (13'7" x 7'4")  
Bedroom: 4.13m x 3.52m (13'7" x 11'7")  
Bedroom: 2.74m x 2.07m (9'0" x 6'9")  
Bathroom

# Step Outside

A paved pathway leads to the front door. With a small area of gravel. There is an allocated parking space opposite the front of the property.

To the rear there is a paved seating area which spans along the back, to the side of the property where there is also a garden shed. The south westerly facing garden is enclosed on all sides with a wooden fence and the main part of the garden is lawned with a raised flower bed to one side of it.

## USEFUL INFORMATION:

Mains electric, gas, water and drainage connected.

Tenure: Freehold. Price £190,000

EPC Rating is C



## Sellers insight:

"We purchased this home a few years ago and loved living there. We chose this one because most of the properties in this area have the living room at the front but this one has both the living room and kitchen over looking the rear garden. Don't be put off by the curb appeal as it is tucked away in the corner. Once you open the door, stand in the living space and look over the pretty rear garden, the front doesn't matter! We have now relocated abroad and decided to rent the property out for a while until we decided whether we were going to return to the UK and back to our home. We have decided to stay where we are but the rental income was great for the time we needed it. Time to move on"

## LOCATION:

This property can be found in a 'tucked away' cul de sac location, near Heathfield industrial estate which has easy access to the A38 Devon express way linking the cities of Exeter and Plymouth. The town of Bovey Tracey with its comprehensive range of shops and amenities, including health centre, library, primary school and churches is only a couple of miles away and the market town of Newton Abbot offering mainline railway station approximately four miles away. The renowned Dartmoor National Park is also within a short drive and the South Devon beaches, 30 minutes away.

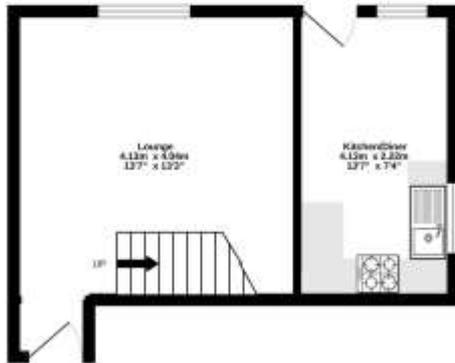


# Floor Plan

Energy Efficiency Rating		Current	Potential
100-109	A		91
81-100	B		
62-80	C	73	
43-61	D		
25-42	E		
10-24	F		
1-9	G		
Not energy efficient - higher energy costs			

England & Wales EU Directive 2002/91/EC

Ground Floor  
26.8 sq.m. (288 sq.ft.) approx.



1st Floor  
25.9 sq.m. (279 sq.ft.) approx.



TOTAL FLOOR AREA : 52.7 sq.m. (567 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrisys 10/2022



## Directions:

From the A38 take the Drumbridges turnoff and at the roundabout take the fourth exit towards Bovey Tracey and Heathfield. At the traffic lights turn right into Battle Road then first right into Musket Road. Take the first left into Drum Way and then follow the road to the end and turn left and left again. The property can be found at the end of the cul de sac in the right hand corner.

## Disclaimer:

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendor's agents, and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. The particulars do not constitute, or form part of, an offer or a contract.