

Call 01626 818094  
to find out more



Drum Way, Heathfield, Newton Abbot, TQ12 6RJ

£240,000



- Three Bedrooms
- Semi-Detached House
- Two Double Bedrooms
- One Single Bedroom
- Kitchen Diner
- Lounge
- Level Garden
- Garage & Driveway
- Council Tax Band - B
- EPC - D
- Tenure: Freehold



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# Step Inside

The front door opens onto a short hallway and flows out onto the lounge. The lounge has been recently redecorated with fresh white walls and new flooring throughout. A mid height picture rail in the living room adds a nice feature, and there is also under stairs storage.

The kitchen diner lies to the back of the property and has also been recently refurbished with white gloss cabinets and wood effect work top. There is space for a freestanding gas cooker, washing machine and fridge freezer. The boiler is wall mounted and located in the kitchen. A door fitted with a cat flap extends onto the rear garden.

Ascending to the first floor the upstairs hallway is kept light and airy with a window that looks out to the side of the property. The family bathroom is to your right, the walls and floor have been tiled and it features WC, hand basin, bath and over bath Mira power shower. A window and extractor fan allow for good ventilation.

The second bedroom looks out over the rear garden. The main bedroom looks out over the front of the property. There is an office/nursey which could be used as a third bedroom. There is a 'box' above the stairs, a single bed would have to be made for purpose to fit in the space. All the rooms have a ceiling rose light fitting, radiator, and a letterbox window above each of the bedroom doors. This property has gas central heating and has been fitted with UPVC double glazed windows and external doors.



## Your Notes:

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## Measurements

Lounge: 14' 7" x 12' 6" (4.47m x 3.83m)  
Kitchen/Diner: 14' 7" x 9' 0" (4.47m x 2.75m)  
Bedroom: 8' 2" x 11' 10" (2.50m x 3.62m)  
Bedroom: 8' 0" x 8' 9" (2.44m x 2.69m)  
Bedroom: 7' 11" x 6' 5" (2.43m x 1.97m)  
Bathroom: 6' 5" x 5' 10" (1.98m x 1.79m)  
Garage: 8' 7" x 16' 2" (2.62m x 4.94m)

# Step Outside

There is a small, fully enclosed front garden with gate and fence. Mature plants and shrubs line the short path which leads from the pavement to the front door. An over door canopy adds to welcoming feel of this lovely home.

The rear level garden is a good size and is complimented by raised flower beds and a brick paved seating area. A potting shed sits to the side of the house, making a lovely space for the keen gardener. The single garage sits to the side of garden and door allows you direct into it. The garage has an up and over door plus eaves storage. The driveway sits to the front of the garage and a side gate allows pedestrian access from the drive.



## Agents Insight

This house has great potential! The refurbishment is so recent, you can still smell the fresh paint... The carpet is new, and it has been tastefully decorated throughout. The house feels securely contained to the front, so it's ideal if you have little ones who like to run to the front door as the gate acts as an extra barrier to reaching the pavement and road. The garden wraps around the front and side of the property providing opportunity to extend (STPP) without sacrificing the rear garden. The garage has eaves storage making a fantastically useful storage space.

The modern design of the kitchen adds to the freshness of the home, and it really feels like you can move straight in without doing anything.

**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.

## USEFUL INFO:

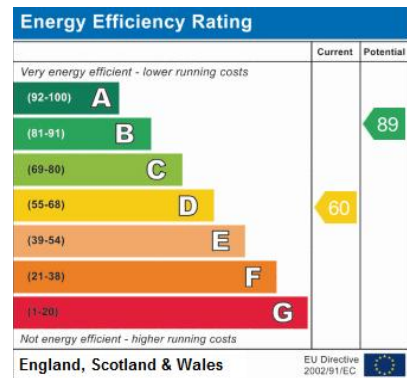
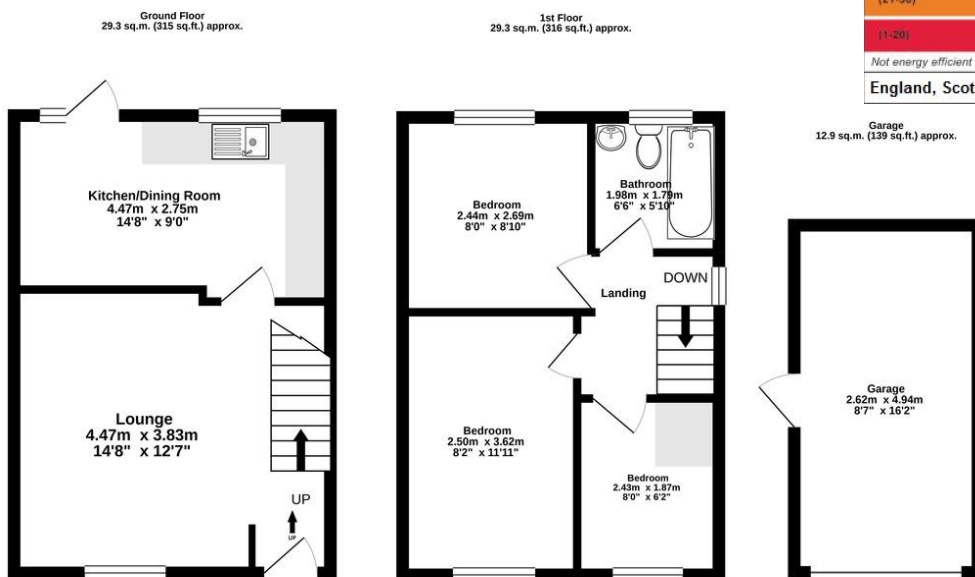
EPC - D.

Council Tax Band - B.

Mains electric, gas, water and drainage connected. Gas central heating.



# Floor Plan



**TOTAL FLOOR AREA : 71.6 sq.m. (770 sq.ft.) approx.**

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

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## 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. The property can be found at the end, directly in front of you, marked by a Chamberlains For Sale Board.



## Disclaimer:

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