

42 Drum Way, Heathfield - TQ12 6RP

£195,000 Freehold

A two bedroom terrace house, conveniently located with easy access to the A38. The property benefits from 2 allocated parking spaces and a tiered garden. Tenure - Freehold. EPC - 48 E


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 50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Lounge: 4.19m x 4.02m (13'9" x 13'2")
Kitchen/Diner: 4.19m x 2.29m (13'9" x 7'6")
Bedroom: 3.58m x 3.20m (11'9" x 10'6")
Bedroom: 2.74m x 2.18m (9'0" x 7'2")
Bathroom: 2.00m x 1.78m (6'7" x 5'10")

USEFUL INFORMATION:

Tenure: Freehold
Council Tax Band: B (£1850.85 PA 2024/25)
Local Authority: Teignbridge District Council
EPC Rating: E
Services: Mains water, drainage, electricity and gas.
Heating: Individual Gas Heaters. There is a mains gas supply to the property.
Predicted Broadband speeds:
Standard: Highest download 5 Mbps /Highest upload 0.7 Mbps
Superfast: Highest download 80 Mbps/Highest upload 20 Mbps
Ultrafast: Highest download speed 1000 Mbps/Highest upload 220 Mbps



STEP INSIDE:

The front door opens directly into the lounge, featuring a convenient understairs alcove. Stairs ascend to the first floor, and a door leads to the kitchen/diner. The kitchen is equipped with a variety of floor and wall cupboards, a fridge/freezer, a built-in electric oven and hob, and an extractor hood. There is undercounter space for appliances and room for a small dining table and chairs. A door provides access to the rear garden.

On the first floor, the landing includes a hatch for accessing the loft, which is boarded and has a light. There is a double bedroom with built-in storage housing the hot water tank, and an additional single bedroom. The family bathroom features a white suite with a panelled bathtub, an electric shower and screen, a vanity unit basin, and a WC.

The current heating system consists of individual gas wall heaters connected to the main gas supply. Installing a conventional boiler would significantly improve the property's heating efficiency.



LOCATION: This property can be found 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.

AGENTS INSIGHT:

"This mid terraced house is ideal for a first time buyer or investor. A popular residential area due to the fact it has great access to the A38 for commuting to Exeter or Plymouth, a breeze. In need of a little TLC it is a perfect place to put your own stamp on it. Tucked away, at the end of a Cul De Sac, it has 2 allocated parking spaces and a tiered rear garden."





STEP OUTSIDE:

At the front, a path leads to the front door, bordered by a small patch of lawn and a short fence marking the boundary. A palm tree enhances the overall appearance of the frontage. The rear garden is tiered, with the first level featuring a paved patio seating area accessible directly from the kitchen/diner. Steps lead up to the second level, which is partly gravelled and partly lawn. A variety of shrubs and trees add charm to the rear garden.

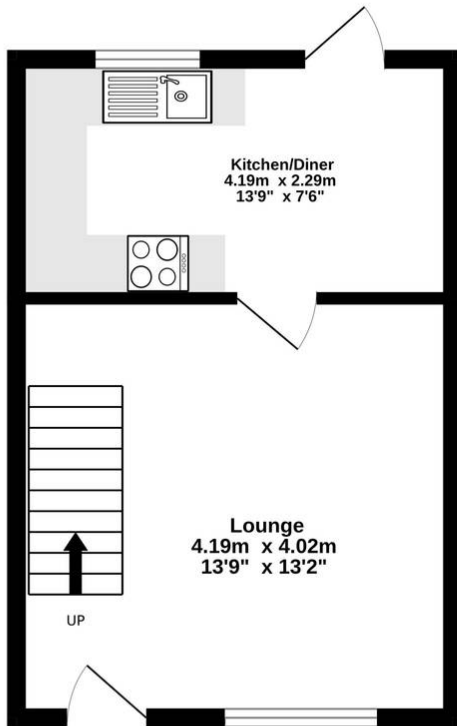
Allocated parking

2 Parking Spaces

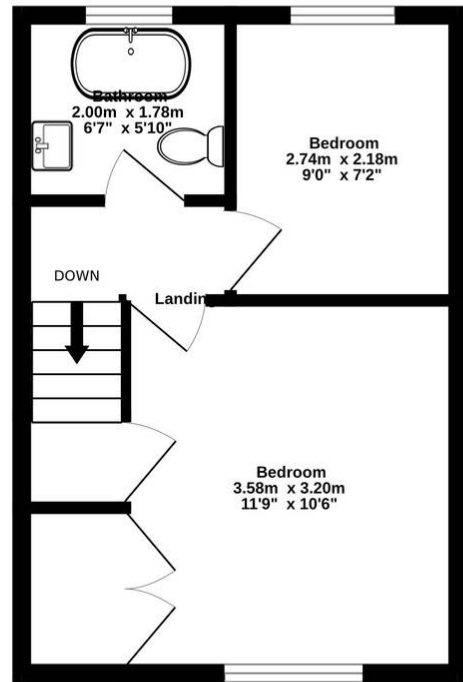



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Ground Floor
26.5 sq.m. (285 sq.ft.) approx.



1st Floor
26.5 sq.m. (285 sq.ft.) approx.



TOTAL FLOOR AREA : 52.9 sq.m. (570 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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