



38 Prince Rupert Way, Heathfield - TQ12 6SY

£190,000 Freehold

A two bedroom terrace house with two parking spaces, a modern kitchen/diner and a private rear garden. An ideal first home or investment with no forward chain.

AGENTS INSIGHT:

"This two bedroom house is sure to attract early interest, situated in a cul de sac with parking directly in front of the house it makes for a super first home or investment. Access to the A38 is convenient, perfect for those needing to travel. With no forward chain this property is available immediately"

ROOM MEASURMENTS:

Lounge: 3.93m x 3.81m (12'11" x 12'6")
Kitchen/Diner: 3.81m x 2.28m (12'6" x 7'6")
Bedroom: 3.81m x 3.36m (12'6" x 11'0")
Bedroom: 2.85m x 1.68m (9'4" x 5'6")
Bathroom: 2.13m x 1.85m (7'0" x 6'1")



STEP INSIDE:

As you walk down the steps to the front door, you're greeted by a living room that feels bright and inviting. A window lets in natural light. The stairs take you up to the first floor. From the living room, a door opens into the kitchen/diner – a spacious room that's perfect for family meals or hosting friends. There's plenty of room for a table and chairs, and a window looks out over the rear garden. You'll also find a door leading straight to the garden, making it easy to step outside and enjoy the fresh air. The kitchen is fitted with modern cabinets, offering plenty of storage space, and there's room for a cooker and a washing machine. Upstairs, you'll find two bedrooms. The larger bedroom is a comfy double with a handy built-in cupboard for extra storage. The second bedroom is a bit smaller, making it perfect as a study, nursery, or child's room – really whatever suits your lifestyle. The bathroom has a classic white suite that includes a WC, a washbasin, and a paneled bath with a shower over it.



LOCATION:

This property can be found in the Heathfield area of Newton Abbot, 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.





STEP OUTSIDE:

The rear garden is fully fenced, ensuring safety for both children and pets. It features a patio adjacent to the property, along with raised flower beds, while the area in between is currently covered with artificial grass. A gate at the back of the garden leads to a shared pathway for bin access.

USEFUL INFORMATION:

Tenure: Freehold / EPC Rating: C

Council Tax Band: B (£1943.63 2025/26)

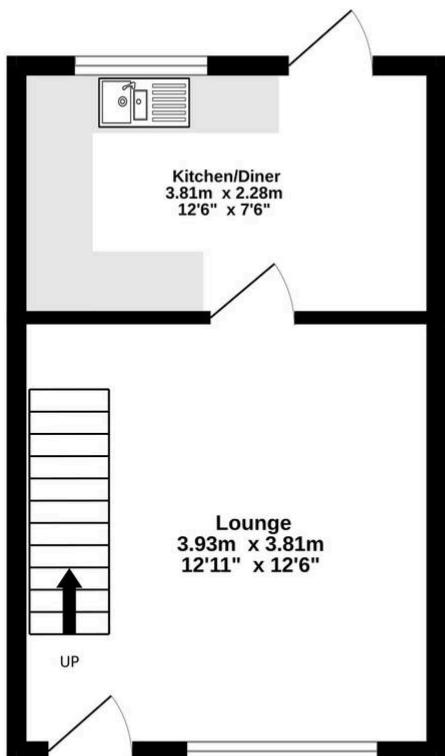
Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity & gas

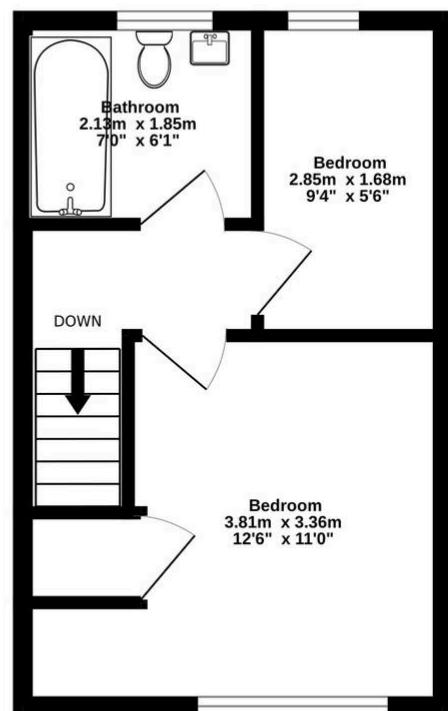
Predicted Broadband speeds: <https://checker.ofcom.org.uk/>



Ground Floor
23.7 sq.m. (255 sq.ft.) approx.



1st Floor
23.7 sq.m. (255 sq.ft.) approx.



TOTAL FLOOR AREA : 47.4 sq.m. (510 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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