





30 Drum Way, Heathfield - TQ12 6RJ

O.I.E.O. £200,000 Freehold

Bright, two bedroom house with lounge, kitchen, garden access, bathroom, parking for two vehicles. Ideal first home or investment. Convenient A38 access. **AVAILABLE CHAIN FREE**

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50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASURMENTS:
Lounge/ Dining Room: 13'08" x 13'02" (3.99m x 3.97m)
Kitchen: 13'08" x 7'02" (3.99m x 2.14m)
Bedroom: 11'09" x 10'04" (3.38m x 3.06m)
Bedroom: 8'09" x 6'10" (2.47m x 1.86m)
Bathroom: 6'05" x 5'07" (1.84m x 1.55m)

USEFUL INFORMATION:
Tenure: Freehold / EPC Rating: C
Council Tax Band: B (£2058.82 2026/27)
Local Authority: Teignbridge District Council
Services: Mains water, drainage, electricity & gas
Boiler serviced annually due again in November 2026
Current Electrical Condition Report in place.

AGENTS INSIGHT:
"This two bedroom house is sure to attract early interest, situated in a cul de sac with driveway and further allocated parking in a communal parking area, it makes for a superb 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"



STEP OUTSIDE:
Stepping out through the kitchen door, you are welcomed onto a patio area that provides an ideal space for outdoor seating and entertaining. Beyond this, the garden extends into a neatly gravelled, offering a pleasant and practical outdoor space. The garden is fully enclosed and securely fenced, making it both private and suitable for a variety of uses.

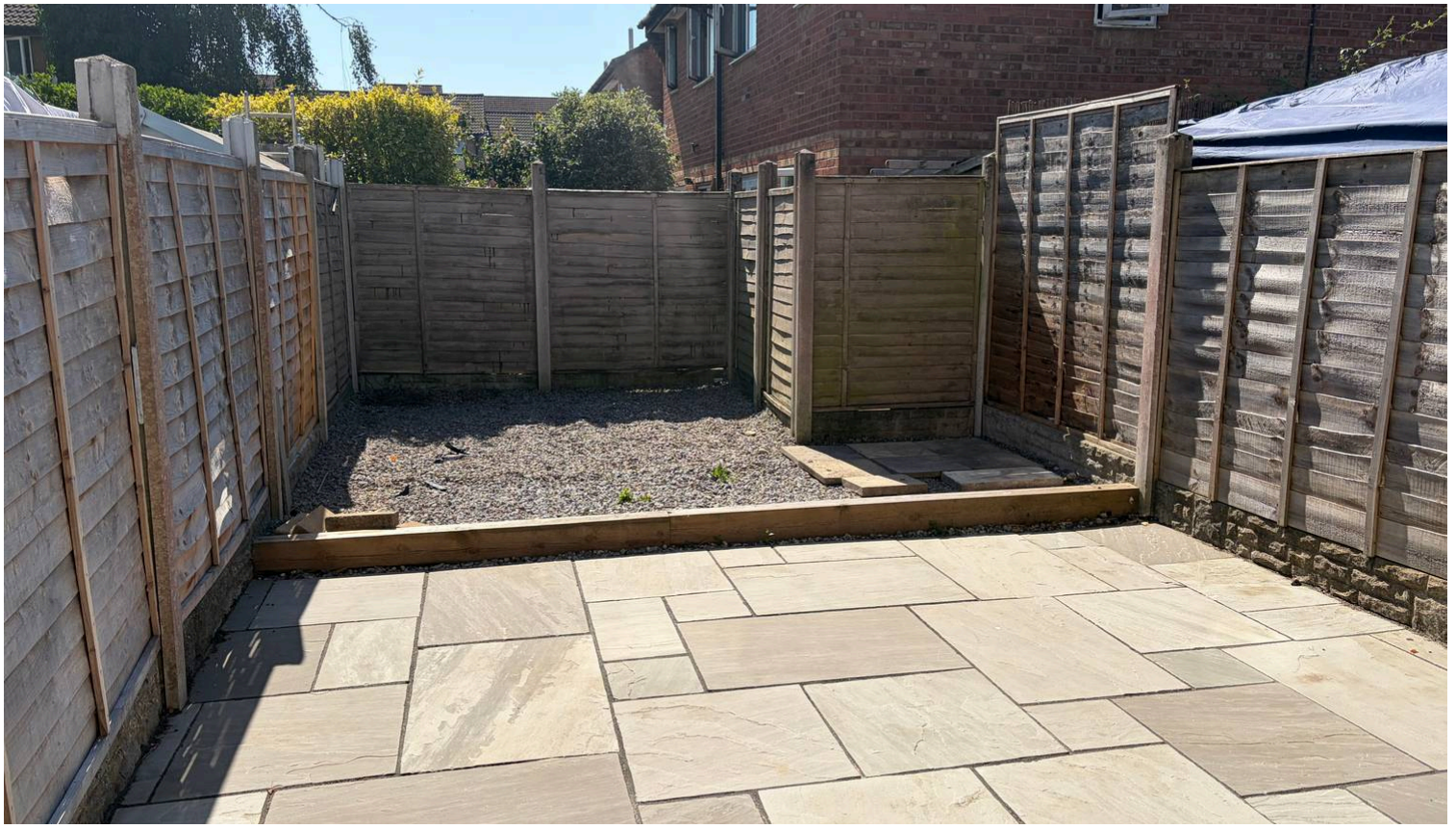
Driveway
1 Parking Space
Allocated parking
1 Designated, gravelled parking space owned by the property in a communal parking area.





LOCATION:
This property can be found in a 'tucked away location' within 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.

Anti-Money Laundering Regulations: Chamberlains is supervised by HMRC for compliance with the Anti-Money Laundering Regulations. All buyers will be required to complete digital identification checks at a cost of £36 including VAT per person. Proof of funds will also be required from the buyers once an offer has been received.



STEP INSIDE:

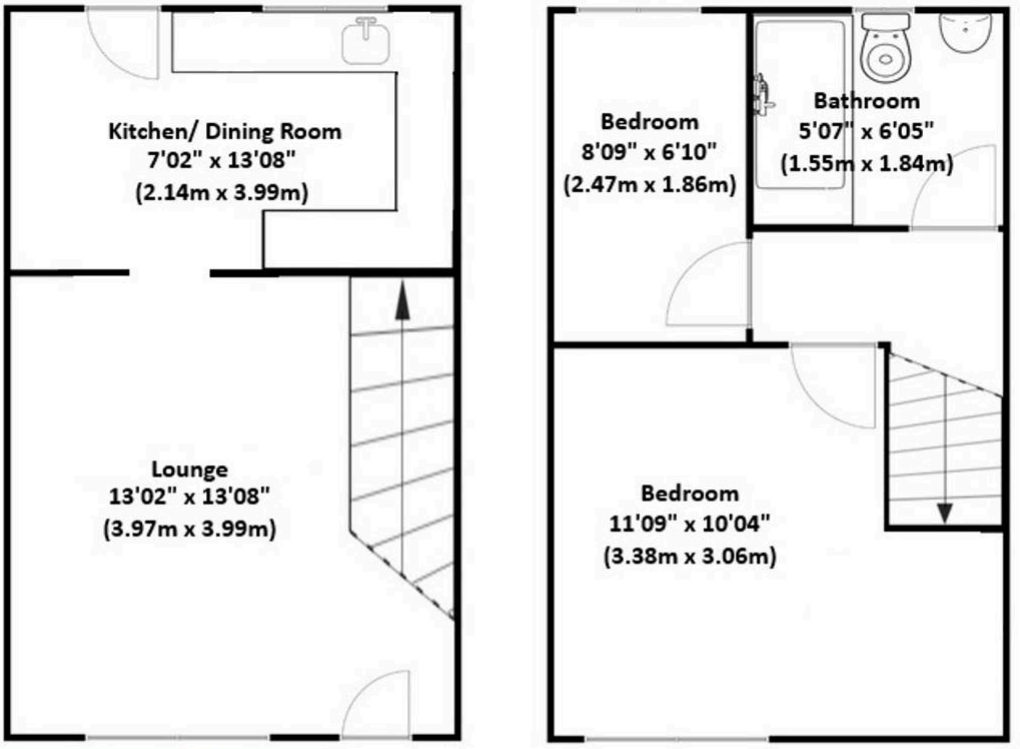
As you enter the property, you're greeted by a lounge/ dining room that feels bright and inviting with a large window facing to the front. It is a spacious room that’s perfect for family meals or hosting friends, a doorway opens into the modern kitchen. There’s plenty of room for a small breakfast table and chairs, with 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 space for an electric cooker, washing machine and fridge. Upstairs, you'll find two bedrooms. The larger bedroom is a comfy double with a large, open hanging space for extra storage. The second bedroom is a good sized single room, it could be 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 panelled bath with an electric shower over it.





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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 will be taken for any error, omission or mis-statement. The plan is for illustration purposes only.

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