



## Heathfield

2x  1x 

ENERGY RATING D64

- Video Walk-through Available
- Semi-Detached House
- Sitting Room
- Kitchen
- Conservatory
- 2 Bedrooms
- Bathroom
- Front & Rear Gardens
- Off Road Parking For Two Vehicles
- Convenient Location

**Guide Price:**  
**£210,000**  
FREEHOLD

# 10 Prince Rupert Way, Heathfield, Newton Abbot, TQ12 6SY



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

# 10 Prince Rupert Way, Heathfield, Newton Abbot, TQ12 6SY

A two-bedroom semi-detached home perfectly positioned within a highly desirable residential pocket of Heathfield, Newton Abbot. The property seamlessly blends a quiet community setting with exceptional daily convenience, offering almost immediate access to the A38 Devon Expressway for effortless commuting to both Exeter and Plymouth. Residents can enjoy the very best of South Devon living, with the stunning expanse of Dartmoor National Park, local woodland walks, and a variety of nearby town amenities all just a short distance from the front door.

## The Accommodation:

Stepping through the front door, you are welcomed into a bright and comfortable sitting room, finished with wood-effect laminate flooring and illuminated by directional spotlighting. This main reception room features a window to the front aspect, a wall-mounted thermostat, and stairs rising to the first floor. A door leads through to the kitchen, which is superbly equipped with a matching range of contemporary wall and base units, expansive granite-effect work surfaces, and an integrated four-ring gas hob and electric oven. The kitchen seamlessly flows into a versatile conservatory that acts as a practical extension of the home, offering dedicated utility space with plumbing for a washing machine, room for a tumble dryer, and sliding glass doors that open directly onto the outdoor entertaining space.

The first-floor landing features a loft access, doors to both bedrooms and bathroom. The principal bedroom is a spacious front-facing double room, offering ceiling coving, and excellent storage solutions via a clever over-stairs cupboard alongside a separate deep storage wardrobe. The second bedroom is a single room overlooking the rear garden, making it an ideal nursery, child's bedroom, or dedicated home office. Serving both bedrooms is a well-appointed family bathroom, comprising a three-piece suite with a pedestal wash basin,

a close-coupled WC, and a panelled bath with an electric shower over and a glass screen, all complemented by low-maintenance vinyl flooring.

## Parking:

Driveway providing tandem off-road parking for two vehicles accessed by the road or by the rear garden via timber gate.

## Gardens:

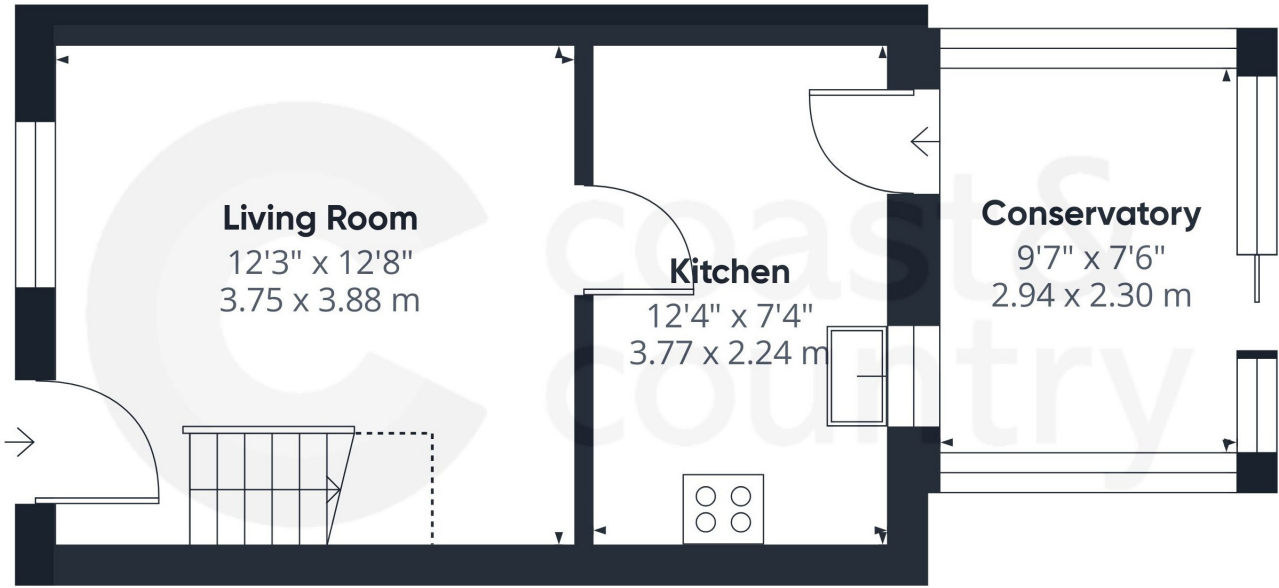
The exterior of the property is designed for low-maintenance enjoyment. The front garden is enclosed by a combination of brick walling and timber fencing, with a concrete pathway leading to the main entrance. To the rear, the fully enclosed garden featuring a mixture of level decking, gravel area and false grass. Timber gate providing access to the off-road parking.

## Directions:

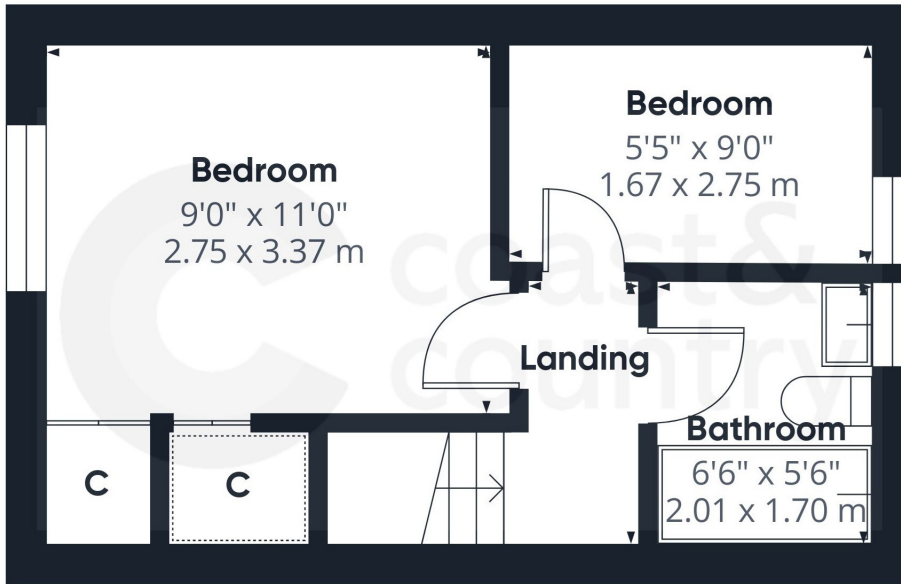
From Newton Abbot proceed out on the Bovey Tracey Road. At Drum Bridges roundabout take the third exit onto the Bovey Straights. Take the first right into Battle Road and the first right into Musket Road. Follow this road around and bear left. Turn right into Prince Rupert Way and right again into a cul-de-sac, the property can be found opposite the play park.



# 10 Prince Rupert Way, Heathfield, Newton Abbot, TQ12 6SY



Ground Floor



Floor 1

**Approximate total area**

541 ft<sup>2</sup>  
50.2 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>  
0.9 m<sup>2</sup>

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Agents Notes:**

Council Tax: Currently Band B

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plans - For Illustrative Purposes Only

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm$  0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.