

## 9 Langstone Close, Heathfield - TQ12 6SA

£235,000 Freehold

Well-presented two-bedroom home offering a bright lounge/diner, modern kitchen and garden. Further benefits include a garage and driveway parking, ideal for first-time buyers or investors.

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### ROOM MEASUREMENTS:

Lounge/Diner: 13'10" x 13'01" (4.21m x 3.98m)

Kitchen: 13'10" x 7'03" (4.21m x 2.20m)

Bedroom: 11'09" x 10'04" (3.57m x 3.15m)

Bedroom: 8'07" x 6'11" (2.61m x 2.10m)

Bathroom: 6'05" x 5'05" (1.98m x 1.67m)

Garage: 15'07" x 7'07" (4.75m x 2.32m)

### 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

### AGENTS INSIGHT:

"This well-presented home offers a bright and practical layout with excellent storage throughout a real credit to the current owners. The garden, garage and driveway makes it a particularly appealing option for first-time buyers, downsizers or investors alike."



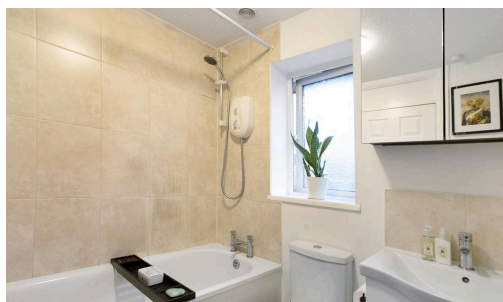
### STEP OUTSIDE:

To the front of the property there are mature borders providing privacy, along with a small lawned area and gated access. To the rear, accessed via the kitchen patio door, you step directly onto a decked area — an ideal space for entertaining or relaxing. Beyond this, the garden is laid to lawn, making it perfect for children or pets. At the end of the garden is a pleasant outdoor seating area, with access through to the rear of the garage and driveway. The property further benefits from a driveway providing off-road parking for one vehicle, along with a single garage, ideal for additional storage.



### 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.





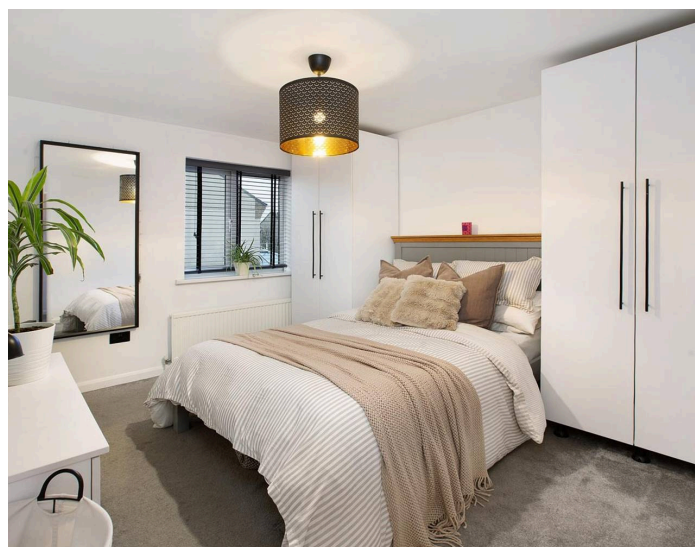


#### STEP INSIDE:

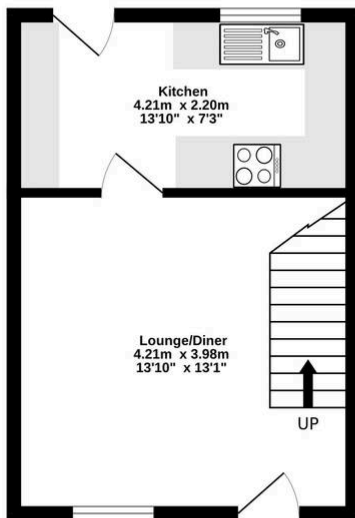
As you enter the property, you are greeted by a beautifully arranged lounge/dining room offering ample space for a large sofa, dining table and additional furniture. A window overlooking the front of the property, along with a glass door leading through to the kitchen, allows plenty of natural light to flow through the space.

From the lounge, a glass door leads into the kitchen, which has been thoughtfully designed to maximise storage and functionality. Floor-to-ceiling cupboards provide excellent storage for taller appliances and house the built-in fridge, while additional cupboard space discreetly accommodates a washing machine space. The kitchen also features a built-in oven, induction hob, a window overlooking the garden and a patio door providing direct access outside.

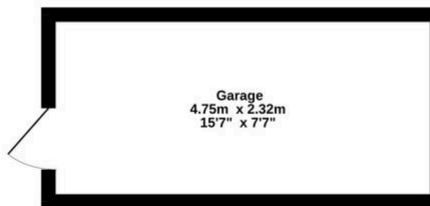
Upstairs, directly ahead is the main bathroom, fitted with a wash basin, WC, heated towel rail and a bath with an overhead electric shower. The main bedroom is a bright and airy double room with a built-in wardrobe and cupboard, enjoying a window overlooking the front of the property. The second bedroom is a well-proportioned single room, currently arranged as a guest room with a double sofa bed and drawers, and benefits from plenty of natural light and views over the rear garden.



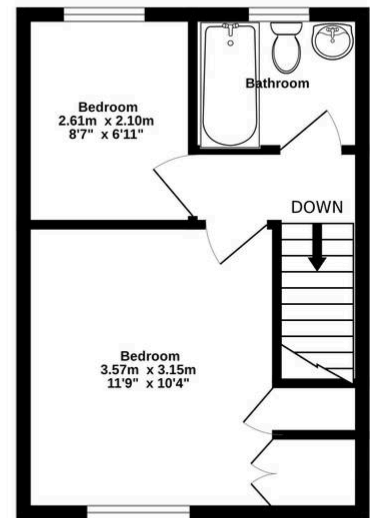
**Ground Floor**  
26.0 sq.m. (280 sq.ft.) approx.



**Garage**  
11.0 sq.m. (119 sq.ft.) approx.



**1st Floor**  
26.0 sq.m. (280 sq.ft.) approx.



**TOTAL FLOOR AREA : 63.0 sq.m. (679 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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