



Heathfield

- End Terrace House
- 2 Bedrooms
- Lounge & Kitchen / Diner
- Bathroom

- Double Glazing & Gas Central Heating
- Rear Garden
- 2 Parking Spaces
- No Upward Chain

Asking Price:

£139,995

Freehold

EPC RATING: C70

25 Cannon Road, Heathfield, Devon, TQ12 6SH - Draft

A modern end-terraced house within a sought-after development. Benefitting from gas central heating, double glazing, low maintenance gardens and allocated parking, the property will appeal to a wide range of buyers and those looking to make a first time purchase or buy-to-let.

Heathfield is a popular location with a range of local amenities including a convenience store and primary school. A wider range of shopping, business and leisure amenities can be found in the nearby town of Bovey Tracey which is set on the edge of Dartmoor National Park. For the commuter, Heathfield is convenient for the A38 Devon Expressway to Plymouth and Exeter with the M5 beyond.

Accommodation

The entrance door leads directly into the lounge with double glazed window to the front and stairs to the first floor. The kitchen/dining room is fitted with a modern range of units and there is a double glazed door to the garden. From the first floor landing there are doors to the two bedrooms and a bathroom.

Ground Floor

Lounge	13' 7" (4.14m) x 11' 3" (3.43m)
Kitchen / Dining Room	13' 8" (4.17m) x 8' 7" (2.62m)

First Floor

Landing	
Bedroom 1	10' 4" (3.15m) x 10' 1" (3.07m)
Bedroom 2	9' 9" (2.97m) x 6' 7" (2.01m)
Bathroom	

Outside

To the front the property has an area of open plan lawn.

The rear garden is designed with ease of maintenance in mind; a paved patio adjoins the rear of the house leading to a further area of garden laid to gravel beds.

Parking

There is a parking space (2nd bay from left) underneath a neighbouring coach house (1 Moorland Gate) which is leasehold with a remainder of a 999 year lease and a ground rent payable of £50 per annum. There is also a freehold parking space immediately in front of the bay.

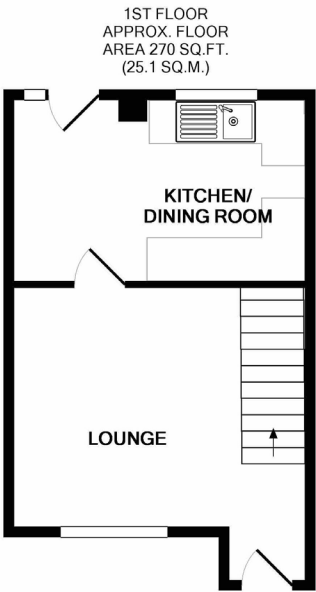
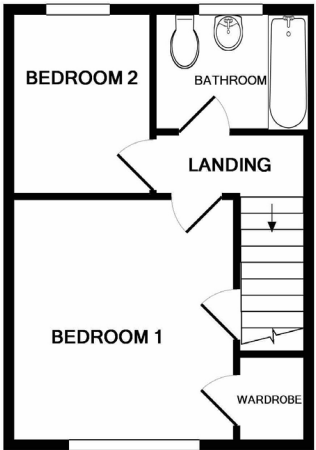
Agents Notes

Council Tax Band: Band B

Directions

From the A38 Drum Bridges roundabout take the Heathfield (A382) exit. At the traffic lights turn right into Battle Road. Take the second right into Cannon Road.

Floor Plans - For Illustrative Purposes Only



1ST FLOOR
APPROX. FLOOR
AREA 270 SQ.FT.
(25.1 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 281 SQ.FT.
(26.1 SQ.M.)

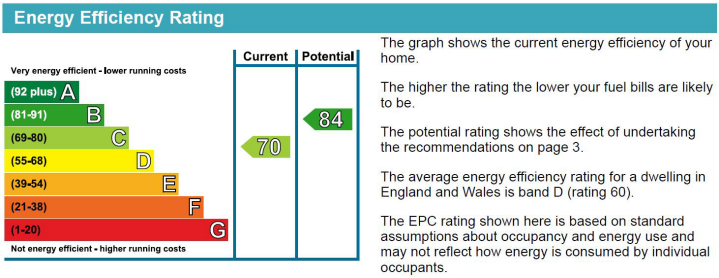
TOTAL APPROX. FLOOR AREA 551 SQ.FT. (51.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Performance Certificate

Full report available on request



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