



Heathfield

- Modern End-Terraced House
- 2 Bedrooms
- Lovely Rear Garden
- Conservatory Extension
- 2 Allocated Parking Spaces
- Smartly Presented
- Gas Central Heating & Double Glazing
- No Upward Chain

Asking Price:

£169,950

Freehold

EPC RATING: C71

18 Lower Cannon Road, Heathfield, TQ12 6SU - Draft

A modern, end-terraced house with smart face brick elevations, offered for sale with no upward chain. Tucked away in the corner of a small cul-de-sac, just off Lower Cannon Road, the property has 2 parking spaces; one right outside the front door and one in an adjacent car parking area at the side. To the rear is a delightful enclosed garden, well-positioned for the sun, with small terrace, lawn, in-set planting and a modern timber shed.

Heathfield is a popular location with a selection of local shops and a Primary School. Around 2 miles away is the pretty town of Bovey Tracey with a more comprehensive range of amenities and the Dartmoor National Park is right on the doorstep. For the commuter, Heathfield offers a cycle path along the Templar Way to Newton Abbot and within easy reach is the A38 Devon Expressway.

Accommodation

The accommodation is clean and tidy throughout, with the front door opening into a porch and an inner door into a hallway with stairs to the first floor. The kitchen overlooks the front, whilst at the rear is the lounge with a door into a lovely conservatory with tiled floor and French doors to the rear garden. On the first floor are 2 bedrooms; the master with a recessed fitted wardrobe and a bathroom/WC with electric shower over the bath.

Ground Floor

Entrance Porch	
Entrance Hallway	
Lounge	13' 10" (4.21m) x 10' 9" (3.28m)
Kitchen	9' 10" (3m) x 7' 8" (2.34m)
Conservatory	10' 10" (3.3m) x 8' 8" (2.65m)

First Floor

Bedroom 1	11' 2" (3.41m) x 10' 4" (3.16m)
Bedroom 2	9' 7" (2.92m) x 7' 0" (2.14m)
Bathroom	

Outside

To the rear is a well-maintained, enclosed garden with terrace, lawn and shed.

Parking

There are 2 allocated parking spaces for this property.

Agents Notes

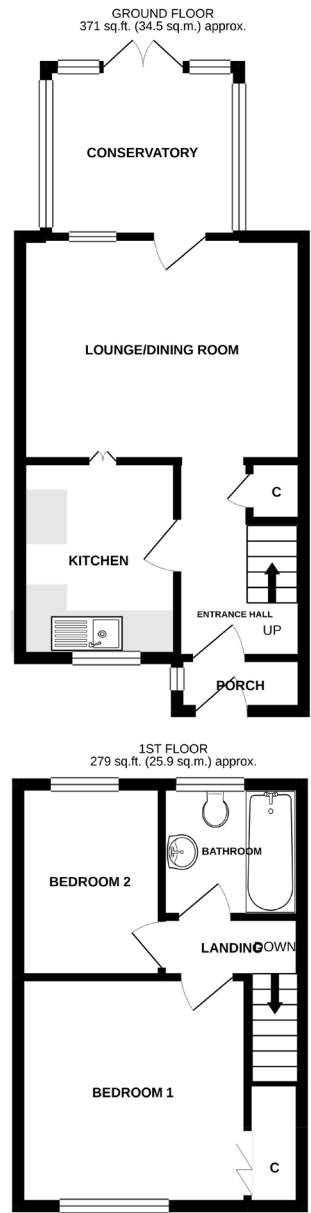
Council Tax Band: Currently Band B

Directions

From the Drum Bridges roundabout (A38) take the Bovey Tracey / Heathfield exit. At the traffic lights turn right into Heathfield (Battle Road). Take the first right into Musket Road. Take the second left into Lower Cannon Road.

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.

Floor Plans - For Illustrative Purposes Only



TOTAL FLOOR AREA : 650 sq.ft. (60.4 sq.m.) 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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