



9 Cannon Road, Heathfield - TQ12 6SH

Guide Price of £235,000 Freehold

Well-maintained 3 bed semi-detached house in Heathfield. Spacious rooms, converted garage, modern bathroom. Parking for 1 vehicle on driveway. Available with No onward chain. Contact us for a viewing.



Contact Us...

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Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Lounge: 4.1m x 3.45m (13'7" x 11'4")

Kitchen/Diner: 4.42m x 2.92m (14'6" x 9'7")

Reception Room (original garage): 5.26m x 2.44m (17'3" x 8'0")

Extended Rear of Garage: 5.03m x 3.2m (16'6" x 10'6") (Max Measurements)

Bedroom: 3.66m x 2.54m (12'0" x 8'4")

Bedroom: 3.35m x 2.54m (11'0" x 8'4")

USEFUL INFORMATION:

Heating: Gas central heating

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

Council Tax Band: B (£1767.23 p.a 2023-2024)

EPC Rating: D

Tenure: Freehold

AGENTS INSIGHT:

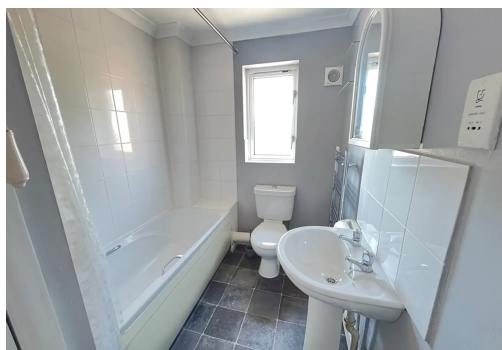
"This immaculately kept semi-detached property, featuring a thoughtfully designed extension offering a multitude of lifestyle options, presents an exceptional opportunity for both first-time buyers seeking to enter the property market and savvy investors."



STEP OUTSIDE:

The rear garden offers a peaceful and private atmosphere, complete with a paved area directly accessible from the back door, making it ideal for outdoor living. A patch of lawn adds a touch of greenery, while a decking area stretches across the rear, providing a perfect space for socialising with loved ones or enjoying solitude after a hectic day. Enclosed by wooden fencing with coping, this garden allows for the creation of a personal retreat.

There is 1 parking space available on the driveway.



LOCATION:

This property can be found in a 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.





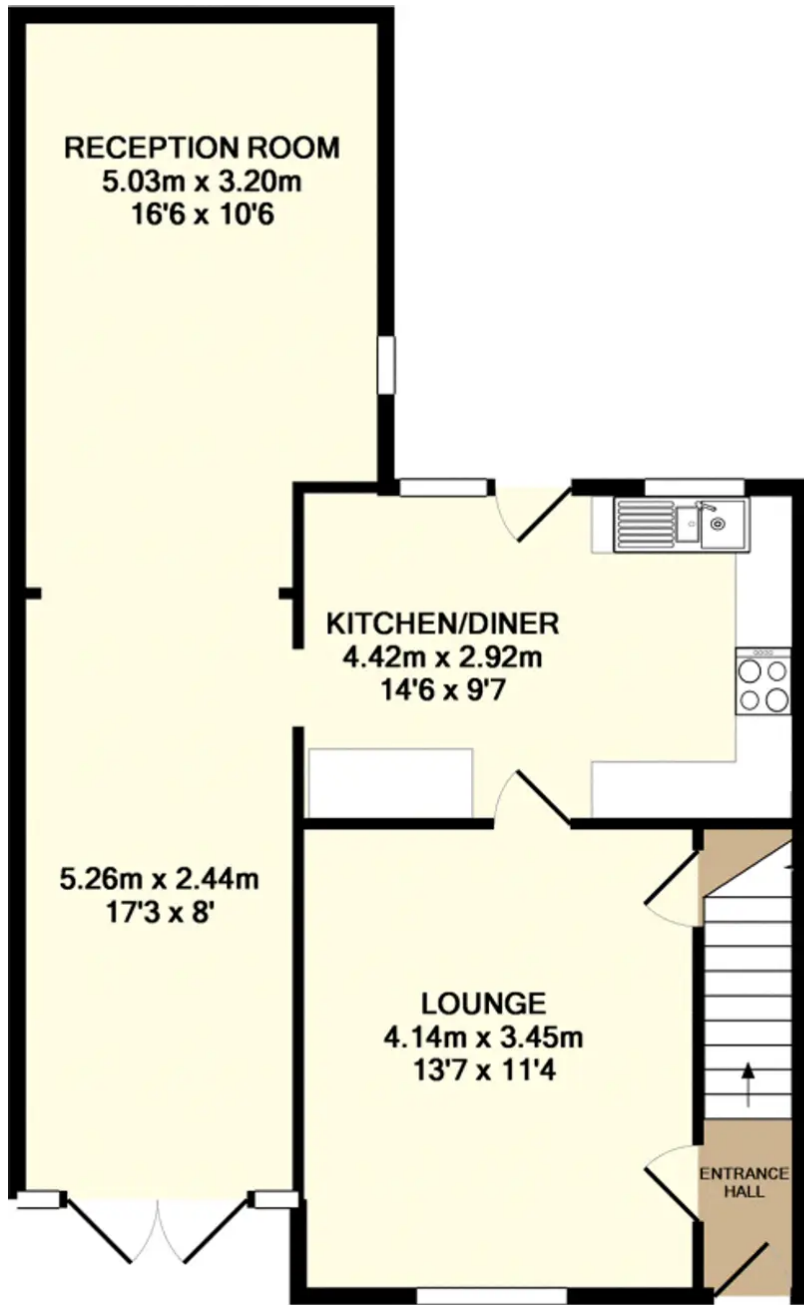
STEP INSIDE:

This charming and spacious 3 bedroom semi-detached house is located in the residential area of Heathfield.

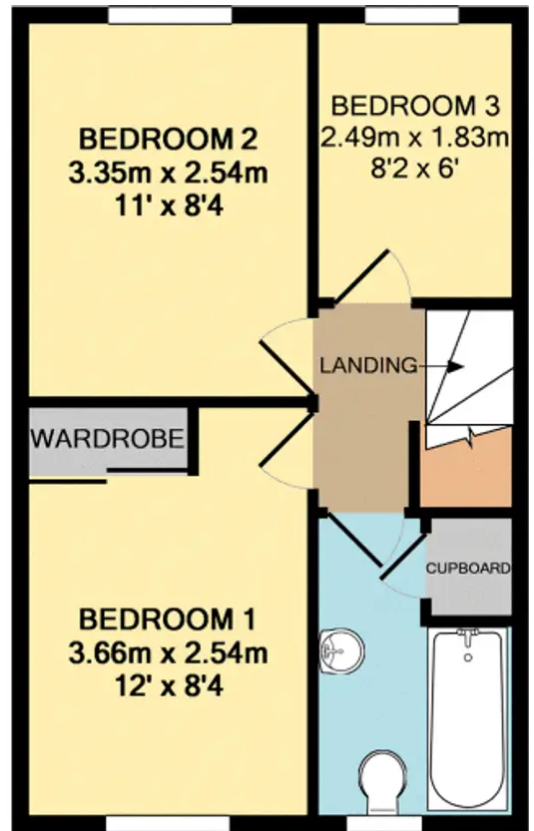
Upon entering the house, you will find a welcoming living room that is flooded with natural light, creating a warm and inviting atmosphere. The adjacent kitchen/diner is perfect for hosting family meals or entertaining guests. Additionally, there is a further reception room that has been beautifully converted and extended from the original garage, providing useful extra living space. The current tenants use this as a secondary living room. Upstairs, you will find three bedrooms, two doubles and a single room. The family bathroom is modern and tastefully designed, with a bath-tub and shower combination.

In summary, this wonderful 3 bedroom semi-detached house offers a comfortable and modern living experience. With its spacious rooms, converted reception room, and charming garden, this property is perfect for families or professionals seeking good access to the A38. Currently rented out to tenants this property will be available with no onward chain. Don't miss the opportunity to make this your dream home. Contact us today to arrange a viewing.





GROUND FLOOR



1ST FLOOR

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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