



Heathfield

2x  1x 

ENERGY
RATING
C71

- Modern End Terraced House
- Recently Improved
- Show Home Condition
- 2 Bedrooms
- 2 Owned Parking Spaces

- Lounge/Diner & Conservatory
- Modern Kitchen & Bathroom
- Gas C/H & Double Glazing
- Landscaped Garden
- Virtual Walk-Through Available

Guide Price:
£230,000
FREEHOLD

18 Lower Cannon Road, Heathfield, Newton Abbot, TQ126SU



1000s of homes sold in Teignbridge

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

18 Lower Cannon Road, Heathfield, Newton Abbot, TQ12 6SU

This beautifully presented two-bedroom end of terrace house offers an exceptional opportunity for buyers seeking a modern, move-in ready home in show home condition.

Thoughtfully improved and maintained to a high standard, the property boasts a contemporary finish throughout, with stylish décor and high-quality fittings. The accommodation is arranged to maximise both space and light, providing a welcoming and comfortable environment that will appeal to a range of buyers, from first-time purchasers to those looking to downsize. With a video walk-through available, this home truly needs to be seen to be fully appreciated.

Heathfield is a popular location with a range of local amenities including a convenience store, a post office 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.

The Accommodation:

On the ground floor, the house features a bright and spacious lounge/diner, ideal for relaxing or entertaining. The lounge/diner flows directly into a modern conservatory, which offers additional living space and creates a seamless connection to the rear aspect, flooding the interior with natural light. The contemporary kitchen is fitted with a range of sleek units and integrated appliances, providing ample workspace for cooking and dining. The ground floor layout is designed for both practicality and comfort, with attractive flooring and neutral tones throughout.

Upstairs, the property offers two well-proportioned bedrooms, both presented in immaculate condition with plenty of space for bedroom furniture and storage. The modern bathroom is finished to a high standard, featuring contemporary fittings, a stylish suite, and quality tiling. The first-floor layout ensures privacy and comfort, making this an inviting retreat at the end of the day.

Parking:

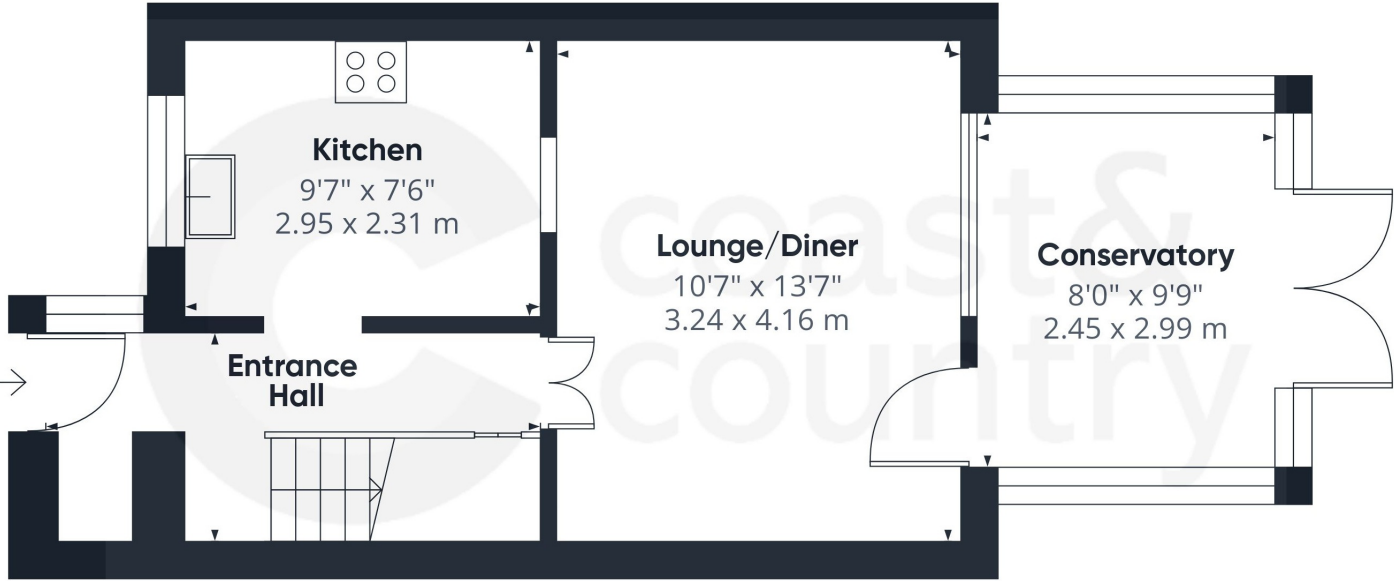
Two owned parking spaces, one in front of the property and one to the side, add further convenience to this attractive home.

Gardens:

To the rear of the property there is a lovely, landscaped garden predominantly laid to lawn with a gravelled terrace, surrounded by modern and secure horizontal fencing. Perfect for enjoying warm summer evenings or alfresco dining.



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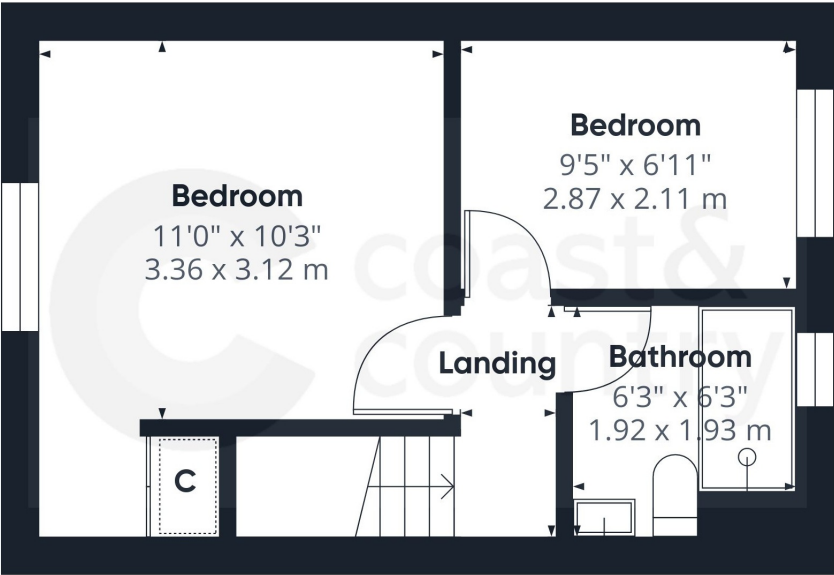
Ground Floor

Approximate total area

632 ft²
58.7 m²

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

GIRAFFE360



Floor 1

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		
69-80	C	71 C	89 B
55-68	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 ± 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.