



**Connells**

Lower Cannon Road  
Heathfield Newton Abbot





## Property Description

This is a charming and spacious Four Bedroom Semi-Detached House in a quiet and convenient location of Heathfield. The property benefits from a large Living Room, Kitchen/Diner, Conservatory, Downstairs WC, Four Bedrooms and a Family Bathroom.

There are Front & Rear Gardens with the added benefit of a detached Garage with light and power.

This property is situated close to local amenities, primary school at the end of Musket Road and transport links. The A38 and A380 is easily accessible leading you to Torquay, Exeter and Plymouth.

## Front Of The Property

Driveway parking, lawned area with paved path leading to the front door.

## Hallway

Understairs storage, wall mounted radiator and stairs leading to the first floor.

## Cloakroom

Double glazed window to the side of the property, WC, vanity wash hand basin and a wall mounted radiator.

## Lounge

11' max x 18' 5" max ( 3.35m max x 5.61m max )

Dual aspect double glazed windows to the front of the property, one being a bay window, built in bookcase/cupboard and two wall mounted radiator.

## Kitchen / Diner

7' 8" max x 18' 5" max ( 2.34m max x 5.61m max )

Double glazed window to the rear, wall and base units, four burner induction hob with extractor over, electric grill double oven, integrated fridge, space for washing machine, one and a half bowl stainless steel sink/drainer, integrated dishwasher, part tiled, wall mounted Combi Boiler and a wall mounted radiator. Double glazed doors opening into the Conservatory.

## Conservatory

9' 5" max x 15' 2" max ( 2.87m max x 4.62m max )

Double glazed window all around with built in blinds, brick surround to the lower part, wall mounted radiator and double glazed doors leading to the rear garden.

## Landing

Airing/Storage cupboard.

## Bedroom One

11' 1" max x 8' 9" max ( 3.38m max x 2.67m max )

Double glazed window to the front of the property, built in wardrobes with sliding mirror doors including hanging rails and shelves and a wall mounted radiator.

## Bedroom Two

11' 1" max x 7' 8" max ( 3.38m max x 2.34m max )

Double glazed window to the rear of the property and a wall mounted radiator.

## Bedroom Three

8' max x 9' max ( 2.44m max x 2.74m max )

Double glazed window to the rear of the property and a wall mounted radiator.

## Bedroom Four

8' max x 9' 1" max ( 2.44m max x 2.77m max )

Double glazed window to the front of the property and a wall mounted radiator.

## Bathroom

Double glazed window, walk-in shower cubicle, vanity sink unit with storage, WC, part tiled and a wall mounted radiator.

## Rear Of The Property

The rear garden has a paved patio area from the conservatory leading to the enclosed laid to lawn garden, outside tap and wooden gate giving access to the front.

## Garage

15' 9" max x 8' max ( 4.80m max x 2.44m max )

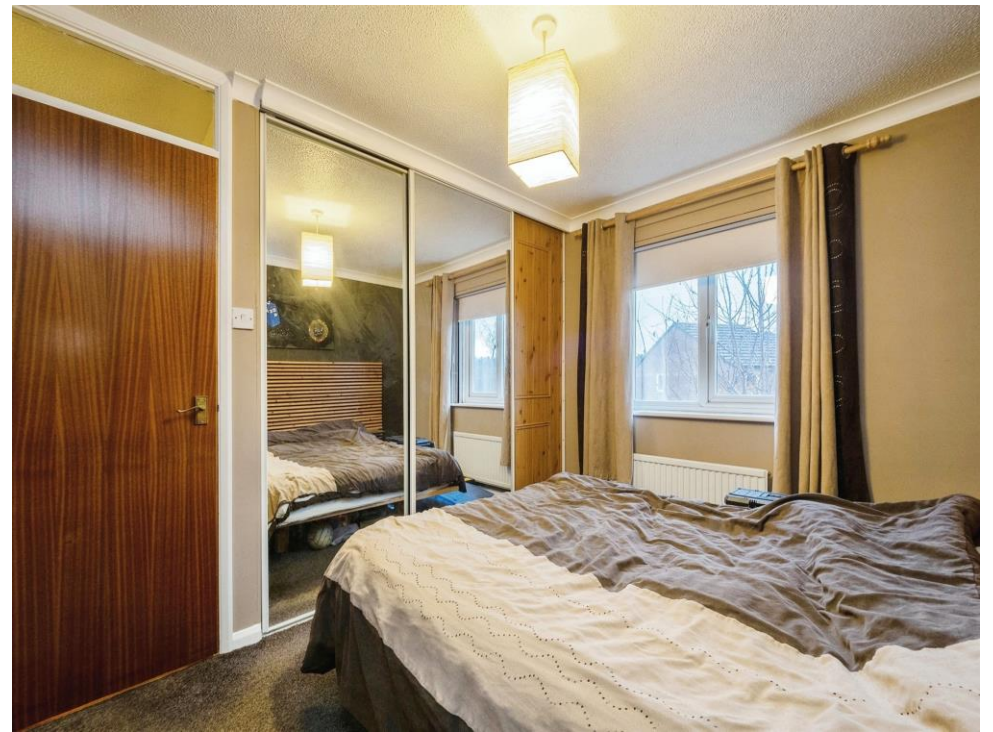
Up and over door, overhead storage and wooden door to the rear of the garage.

## Agent Notes

Solar Electric Panels - Tariff income approx £1,800 per annum.



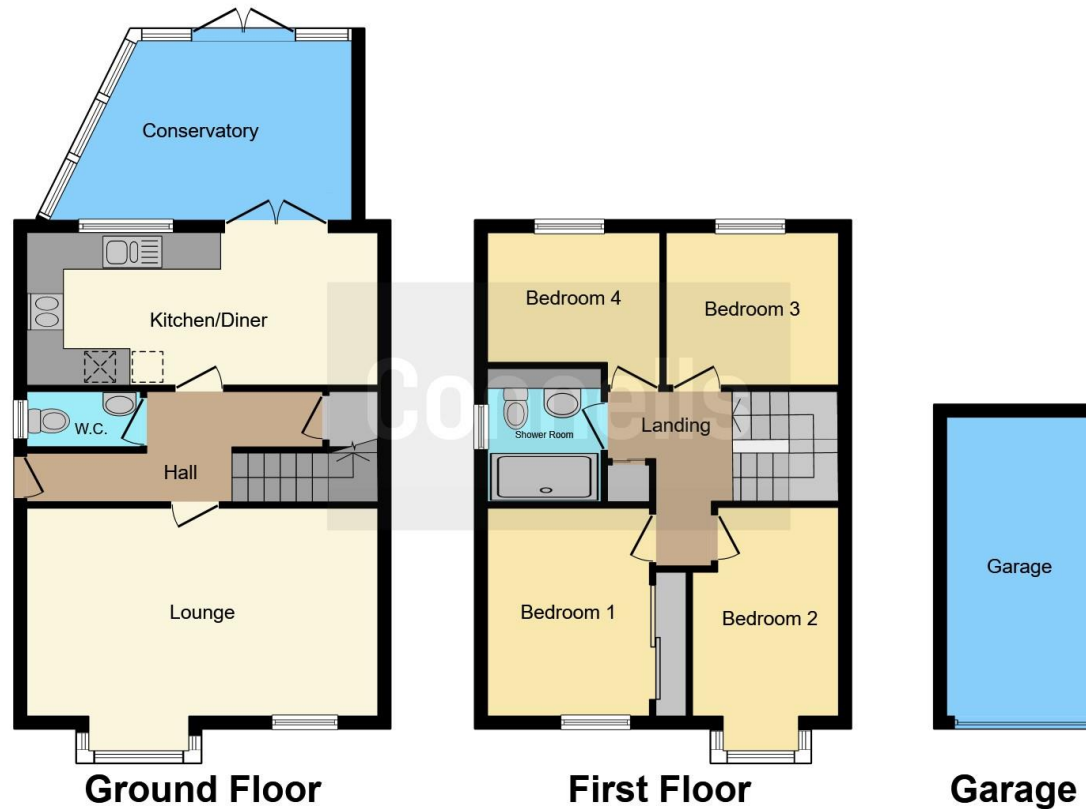












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/NAB312024](https://www.connells.co.uk/Property/NAB312024)**

Tenure: Freehold



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