

Honiton Road, EX1

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A generous three bedroom home on the edge of Heavitree. The extended accommodation includes an open plan living/dining room, kitchen, snug, bathroom and W.C. There are also front and rear gardens, a garage and off street parking.

- A spacious semi-detached home
- Situated on the edge of Heavitree
- Three good sized bedrooms
- Large open plan living/dining room
- Snug with patio doors to garden
- Lovely kitchen
- Bathroom & downstairs W.C
- Front and rear gardens
- Garage and off-street parking
- No onward chain



This fantastic semi-detached home is perfect for families of all ages. The property is conveniently placed to get both into the city centre and out to the major road network on the edge of the city. The large front garden has a path leading to a sheltered storm porch with front door to the entrance hall.

On the ground floor there is a large open plan living/dining room with a bay window to the front, there is a natural divide in the room allowing for a dining space with table and chairs, plus an opening into the snug, which has folding doors out to the rear garden and a skylight above. The kitchen has a range of fitted wall and base units integrated appliances including eye level double oven, four point gas hob and extractor. There is space for a washing machine and access to a large cupboard that could be converted to a utility space. There are windows to the rear and side, making a light and airy room. Completing the downstairs accommodation is the downstairs W.C, located under the stairs. ►



- ▶ On the first floor there is a light and open landing with a window to the side. There are three bedrooms, bedroom one is a large double room with a bay window to the front, built in storage and a vanity unit. Bedroom two is another double room with a window to the rear overlooking the garden and built in storage. Bedroom three is a generous single room with a window to the front overlooking the garden. The bathroom is fitted with a white, cast iron bath with shower over and tiled surround. There is also a wash hand basin, W.C and opaque window to the rear.

Externally, the front of the property has a long lawned garden with mature trees and shrubs bordering. A path leads to the front door and there is side access to the rear garden. The rear garden has been landscaped to create a lovely area for entertaining and enjoying the afternoon sun. There is a patio seating area, planted borders and a lawned area. There is also access to the garage and a separate gate to the driveway.

Tenure: Freehold
Council Tax Band: C
Local Authority: Exeter





LOCATION

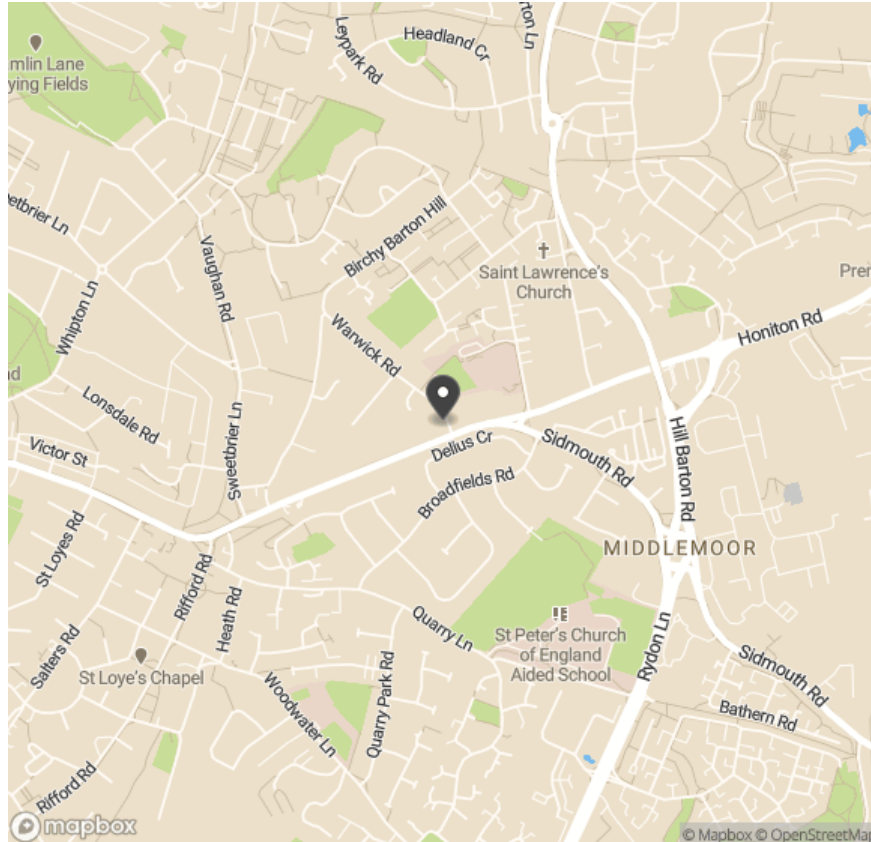


Property location

ENERGY PERFORMANCE CERTIFICATE (EPC)

Current: **52**

Potential: **82**



FLOOR PLAN

557 sq ft (51 sq m)



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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