



7 Newcombe Terrace Heavitree, Exeter, EX1 2TE

NO ONWARD CHAIN, ALL SENSIBLE OFFERS WILL BE CONSIDERED An exciting opportunity to acquire this sympathetically modernised 3 bedroom end of terrace house well situated in a sought after residential area within easy walking distance of local amenities, public transport and just a few hundred yards of Heavitree Pleasure Park, arguably the most popular park in Exeter now with vibrant café/community hub venue. On the market for the first time in 43 years, this deceptively spacious property comes with well-appointed accommodation arranged over two floors, gas central heating & uPVC double glazing, impressive brick fireplace in the lounge with wood burner, striking kitchen/breakfast room, utility room and a lovely ground floor bathroom. Additional improvements include new wiring in the dining room, kitchen, utility room and bathroom, and the external brick elevations and chimney were repointed in October 2020 and also received water repellent treatment. We understand that there is the potential for an attic bedroom conversion, subject to planning permission, which would provide the option to convert the third bedroom into a spacious first floor bathroom and have three sizeable double bedrooms. The rear courtyard style garden comes with twin gates and can double up as an off road parking for a small to medium sized car.

Ideal opportunity for young couples/families or discerning landlords seeking a well-placed property for the rental market lying near local schools, Heavitree Health Centre, hospitals and a comprehensive range of shops and amenities in the centre of Heavitree.

Strong interest anticipated and early viewing are recommended to avoid disappointment.

Guide Price £335,000

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- NO ONWARD CHAIN ALL, SENSIBLE OFFERS WILL BE CONSIDERED
- Entrance Vestibule & Hall
- Lounge
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Bathroom (ground floor)
- Gas Central Heating & uPVC Double Glazing
- South Facing Courtyard Style Garden/Parking Space
- Residents' On Street Permit Parking

Entrance Vestibule

Bedroom 1

15'5" x 11'10" (4.71m x 3.62m)

Entrance Hall

Bedroom 2

10'11" x 10'0" (3.34m x 3.06m)

Lounge

13'9" x 11'10" (4.21m x 3.63m)

Bedroom 3

10'3" x 9'8" (3.14m x 2.96m)

Dining Room

11'0" x 10'5" (3.36m x 3.18m)

Rear Courtyard/Parking Space

Kitchen/Breakfast Room

15'3" x 9'10" (4.66m x 3.01m)

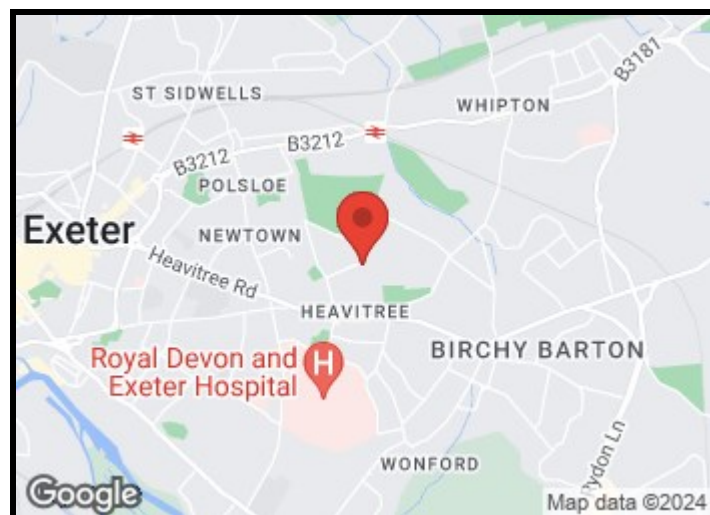
Utility

6'9" x 9'3" (2.08m x 2.82m)

Bathroom

9'1" x 4'9" (2.77m x 1.47m)

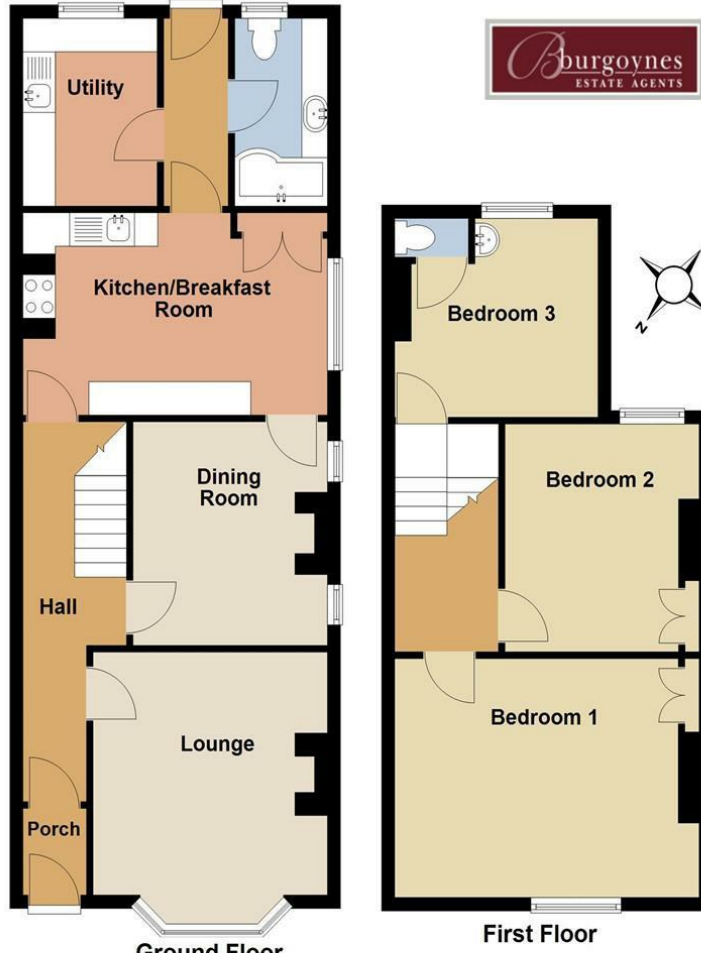
Landing



Directions



Floor Plan



Ground Floor
First Floor
 Total area: approx. 104.5 sq. metres (1125.1 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	