



## 30 Whipton Lane Heavitree, Exeter, EX1 3DS

GUIDE PRICE: £500,000 - £525,000. A rare opportunity to acquire this extended 3 double bedroom semi-detached house occupying a highly sought after location opposite Heavitree Pleasure Park and easy level walking distance of local shops, schools and amenities. This modernised and well appointed property has excellent family sized accommodation which includes a spacious conservatory opening onto the sunny south east facing rear garden, and a large utility room converted from the original garage. Features include the home comforts of gas central heating and uPVC double glazing, study with stairs to attic conversion/3rd bedroom with en-suite shower room, picturesque views across Heavitree Park and a well landscaped back garden. Furthermore, the property comes with an off road parking space and vehicular access via a rear service lane leading to a large single garage with workshop space and access onto the rear garden. This garden offers exciting potential for further landscaping and the opportunity to build a hot tub shelter or summerhouse on existing hard standing strategically positioned to attract the late afternoon and early evening sun.

This impressive property is literally just across the road from Heavitree Park, arguably the most popular park in Exeter and now with vibrant café/community hub venue which was only built some 3 years ago and now available for hire.

The property also enjoys the added convenience of being within easy reach of the M5 Motorway, the R D & E Hospital and Exeter Business Park in Sowton. Exeter International airport is five miles east of the city and

**Guide Price £500,000**

# 30 Whipton Lane

Heavitree, Exeter, EX1 3DS



- OPPOSITE HEAVITREE PARK
- Entrance Porch & Reception Hall
- Lounge (with view across park)
- Dining Room, Conservatory
- Kitchen, Spacious Utility Room
- 3 Double Bedrooms (one en-suite), Study & Bathroom
- Gas Central Heating & uPVC Double Glazing
- Attractive Front & Rear Gardens
- Off Road Parking
- Large Garage in Block (with access to garden)

## Reception Hall

14'11" x 5'11" (4.55m x 1.82m)

## Lounge

12'9" x 13'10" into bay window (3.91m x 4.24m into bay window)

## Dining Room

13'10" x 11'3" into the bay (4.24m x 3.45m into the bay )

## Kitchen

11'7" x 8'11" (3.55m x 2.72m)

## Utility Room

11'4" x 7'3" (3.47m x 2.21m)

## Conservatory

15'1" x 8'1" (4.60m x 2.47m)

## Landing

9'9" x 7'4" (2.99m x 2.26m)

## Bedroom 1

14'7" x 14'7" (4.47m x 4.47m)

## Bedroom 2

14'6" x 11'1" (4.42m x 3.40m)

## Study

7'8" x 7'3" (2.35m x 2.21m)

## Bathroom

7'3" x 6'0" (2.23m x 1.85m)

## Bedroom 3

14'2" x 12'1" (4.32m x 3.69m)

## En-Suite Shower Room

10'3" x 7'9" (3.13m x 2.38m)

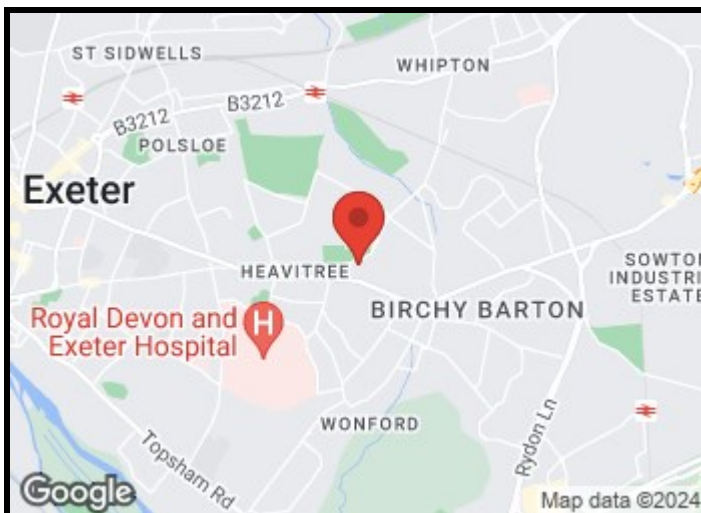
## Gardens

## Driveway Parking

## Garage

16'10" x 19'0" (5.14m x 5.80m)

## Information on Location



Directions







# Floor Plan



Total area: approx. 143.7 sq. metres (1546.4 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.

30 Whipton Lane, Exeter

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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