



45 Whipton Lane Heavitree, Exeter, EX1 3DJ

An exciting opportunity to acquire this traditional 3 bedroom semi-detached house built in the 1930's and offering family sized accommodation including a knock through kitchen/diner. The well maintained property is situated in a sought after residential area and benefits from a sizeable rear garden with a sunny westerly aspect. A shared driveway leads to a single garage with electronic up & over door and the front garden offers potential to convert into off road parking. Care has been taken to maintain the house to a good standard and the property offers exciting scope for new owners to modernise and perhaps extend. Extension potential, subject to planning permission, is likely to include an attic conversion and a single storey rear extension to create a larger open-plan kitchen/diner/family room.

Properties in this area of Heavitree have the added attraction of lying near Hamlin Lane Playing Fields and Heavitree Pleasure Park with park café/community hub venue. The property is also situated within easy reach of local schools, M5 Motorway, R D & E Hospital and a comprehensive range of retail and other local services located in the centre of Heavitree. Exeter International airport is five miles east of the city and there are excellent rail and road links including the mainline services to London (Paddington and Waterloo) the Midlands and the north of England plus excellent motorway connections with the national network at junctions 29, 30 and 31 of the M5 reaching a wide range of destinations.

Guide Price £375,000

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- NO ONWARD CHAIN
- Conservatory, Cloakroom/WC
- Sizeable Rear Garden (with sunny westerly aspect)
- On Street Parking
- Reception Hall
- 3 Bedrooms & Spacious Bath/Shower Room
- Front Garden (potential for off road parking)
- Lounge, Spacious Kitchen/Diner
- Gas Central Heating & uPVC Double Glazing
- Shared Driveway & Garage

Reception Hall

Shared Driveway

Lounge

Garage

Kitchen/Diner

Location Information

Conservatory

12'5" x 5'9" (3.80m x 1.77m)

Cloakroom WC

On the First Floor

Landing

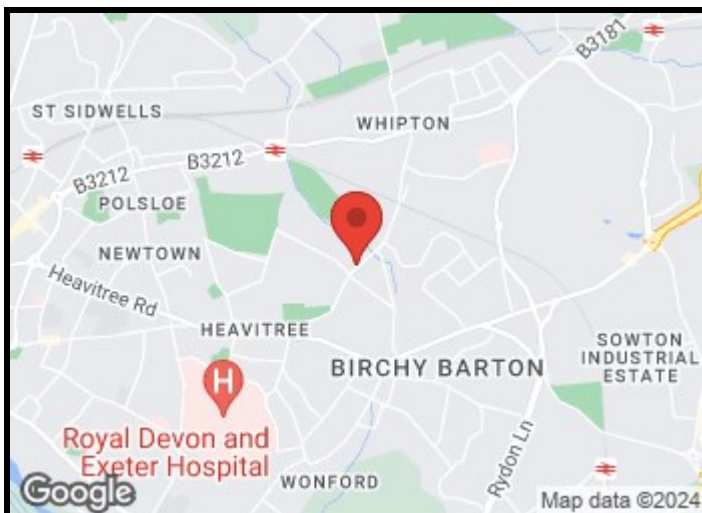
Bedroom 1

Bedroom 2

Bedroom 3

Bath/Shower Room

Gardens



Directions





