



## 65 Butts Road Heavitree, Exeter, EX2 5BG

An extended and superbly modernised 3 bedroom semi-detached house in a highly convenient and favoured residential area within easy walking distance of Heavitree's comprehensive shopping centre, regular bus service and 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. This lovely family home comes with an impressive open-plan kitchen/diner, utility room, cloakroom/WC, gas central heating, uPVC double glazing, off road parking for two vehicles and a garage. A sizeable rear garden is completely enclosed and enjoys a sunny westerly aspect attracting plenty of sunshine from late morning through to early evening until sunset.

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 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.

Strong interest anticipated and early viewings recommended.

**Guide Price £399,950**

# 65 Butts Road

Heavitree, Exeter, EX2 5BG



- Superbly Modernised and Extended Home
- Kitchen/Diner
- uPVC Double Glazing & Gas Central Heating
- Single Garage with Garden Access
- Reception Hall
- Utility Room & Cloakroom/WC
- Family Sized Garden (westerly aspect)
- Lounge
- 3 Bedrooms & Bathroom
- Off Road Parking for 2 Vehicles

## Storm Porch

## Reception Hall

13'7" x 5'5" (4.15m x 1.66m)

## Lounge

12'6" x 10'10" (3.82 x 3.32)

## Kitchen/Diner

20'11" x 9'1" (6.38m x 2.79m)

## Utility Room

7'4" x 5'6" (2.26m x 1.68m)

## Cloakroom WC

5'0" x 4'9" (1.54m x 1.47m)

## Landing

## Bedroom 1

13'0" x 10'5" (3.97m x 3.18m)

## Bedroom 2

10'10" x 10'4" (3.31m x 3.17m)

## Bedroom 3

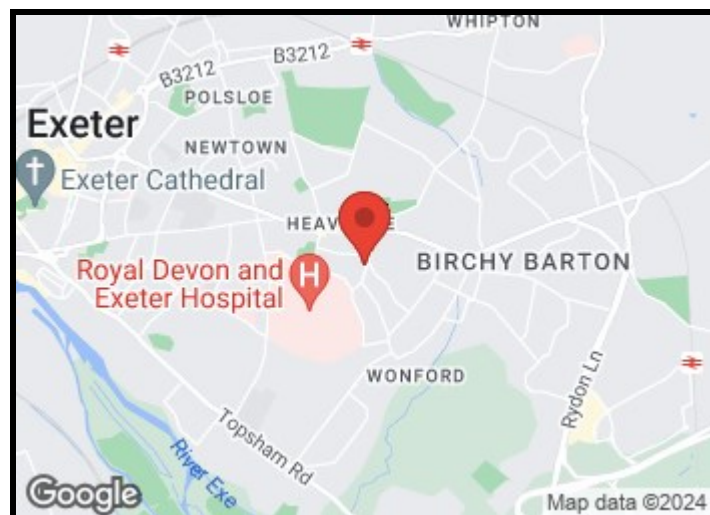
8'4" x 5'11" (2.55m x 1.81m)

## Bathroom

5'9" x 4'11" (1.76m x 1.51m)

## Outside

## Garage



[Directions](#)







# Floor Plan



**Ground Floor** Total area: approx. 93.3 sq. metres (1004.7 sq. feet) **First Floor**

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.

**65 Butts Road, 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			
		72	86
<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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	