









8 St. Loyes Road Heavitree, Exeter, EX2 5HQ

An exciting opportunity to acquire this larger than average 3 double bedroom semi-detached house in sought after residential area within easy walking distance of local amenities and Heavitree Pleasure Park, arguably the most popular park in Exeter and now with vibrant café/community hub venue. This well maintained family sized property comes with a spacious reception hall (potential to create a study), lounge, dining room (presently with second cloakroom/WC), kitchen, utility room and cloakroom/WC, three generous sized bedrooms, spacious bathroom, uPVC double glazing and gas central heating. The property has the added attraction of a sizeable corner plot with established gardens planted with a variety of specimen young trees, shrubs and bushes.

A detached garage stands at the end of the garden, accessed via twin timber gates and a driveway gives off road parking in front of the garage. There is also residents' permit parking in St Loyes Road and neighbouring roads. This impressive property offers interesting potential to reconfigure and extend if required and early viewings are highly recommended!

# 8 St. Loyes Road

# Heavitree, Exeter, EX2 5HQ









- SUBSTANTIAL FAMILY SIZED HOUSE
- Dining Room (with 2nd Cloakroom/WC)
   Kitchen, Utility Room, Cloakroom/WC
- Spacious Bathroom (bath & shower enclosure)
- Detached Garage & Off Road Parking
- Side Entrance Porch
- Gas Central Heating, uPVC Double Glazing
- Spacious Reception Hall, Lounge
- 3 Double Bedrooms
- Established Corner Plot Gardens

#### Side Entrance Porch

## **Reception Hall**

18'6" x 6'11" m (5.65m x 2.12m)

# Lounge

15'2" x 13'8" into bay (4.63m x 4.19m

into bay)

## **Dining Room**

15'2" x 11'4" (4.63m x 3.47m)

#### Kitchen

12'4" maximum by 9'10" (3.76m

maximum by 3.02m)

## **Rear Lobby**

# **Utility Room**

4'8" x 3'10" (1.44m x 1.18m)

Cloakroom/WC

## Landing

16'2" x 8'6" (4.93m x 2.61m)

#### Bedroom 1

14'0" into bay x 13'8" (4.29m into bay x

4.17m)

#### Bedroom 2

15'3" x 11'5" (4.66m x 3.49m)

#### Bedroom 3

10'11" x 8'7" m (3.35m x 2.62m)

### Bathroom

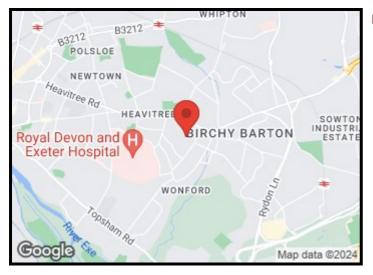
9'11" x 8'10" (3.03m x 2.71m)

#### Outside

## **Detached Garage**

17'11" x 6'11" (5.48m x 2.13m)

## **Location Information**



**Directions** 



















Total area: approx. 128.5 sq. metres (1383.5 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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