



## 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!

**Guide Price £480,000**

# 8 St. Loyes Road

Heavitree, Exeter, EX2 5HQ



- SUBSTANTIAL FAMILY SIZED HOUSE
- Dining Room (with 2nd Cloakroom/WC)
- Spacious Bathroom (bath & shower enclosure)
- Detached Garage & Off Road Parking
- Side Entrance Porch
- Kitchen, Utility Room, Cloakroom/WC
- 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

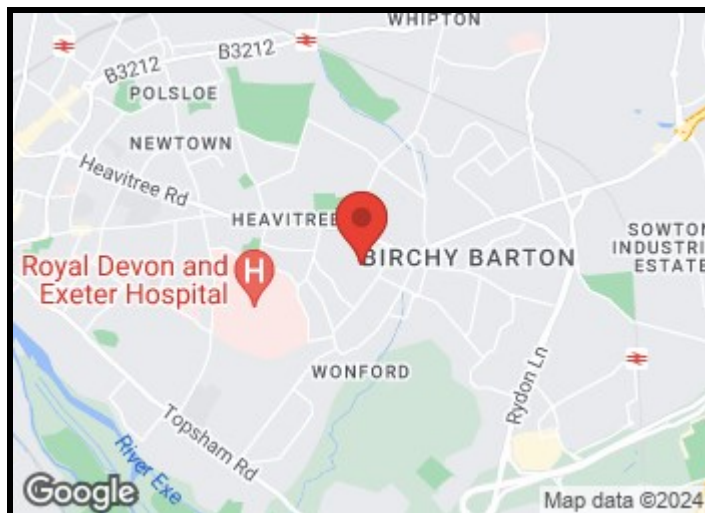
9'11" x 8'10" (3.03m x 2.71m)

## Outside

## Detached Garage

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

## Location Information



Directions



# Floor Plan



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.

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			
		79	60
<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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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	