



130 Fore Street Heavitree, EXETER, EX1 2RS

An exciting opportunity to acquire this charming 3 bedroom Grade II Listed former almshouse standing in the heart of Heavitree. Situated on a popular bus route into the city and close to a comprehensive range of local shops and amenities. Located just 200 yards from Heavitree Park, arguably the most popular park in Exeter which boasts a vibrant café/community hub venue which was only built some 3 years ago and is now available for hire.

This historical semi-detached house has been lovingly maintained and modernised by the current owners, and comes with 3 double bedrooms, high quality kitchen, spacious bathroom, separate WC and the home comforts of gas central heating. Substantial double gates, made from highly durable Iroko wood, lead to professionally landscaped and sizeable south facing gardens, off road parking for several vehicles and an extra large detached double garage. Beyond the garage is a further area of garden tucked away in a sheltered location providing interesting potential for a log cabin for Airbnb or home office. The superbly presented hard landscaped gardens feature a wide variety of specimen young trees, shrubs and bushes surrounding several well placed seating areas for the morning, afternoon and evening sun; the perfect environment to relax or participate in a spot of 'alfresco style' eating and entertaining.

The R D & E Hospital and Exeter Business Park in Sowton are easily accessible from this location. Exeter International airport is five miles east of the city and there are excellent rail and road links including the

Guide Price £450,000

130 Fore Street

Heavitree, EXETER, EX1 2RS



- Highly Individual Grade II Listed Residence
- High Quality Kitchen
- Gas CH. Secondary & Double Glazing
- Extra Large Double Garage
- Reception Hall & Inner Hall Area
- 3 Double Bedrooms
- Superbly Landscaped South Facing Gardens
- Lounge, Dining Room
- Spacious Family Bathroom & Separate WC
- Off Road Parking for Several Vehicles

Reception Hall

10'9" x 4'10" (3.29m x 1.49m)

Lounge

16'10" x 11'5" (5.13m x 3.48m)

Inner Hall

11'1" x 5'8" (3.39m x 1.73m)

Dining Room

10'9" x 8'10" (3.28m x 2.69m)

Kitchen

11'6" x 8'5" (3.51m x 2.57m)

Landing

Bedroom 1

13'0" x 11'2" maximum into alcoves
(3.98m x 3.42m)

Bedroom 2

13'2"m x 8'9" (4.03mm x 2.69m)

Bedroom 3

11'5" x 6'6" (3.49m x 2.43m)

Bathroom

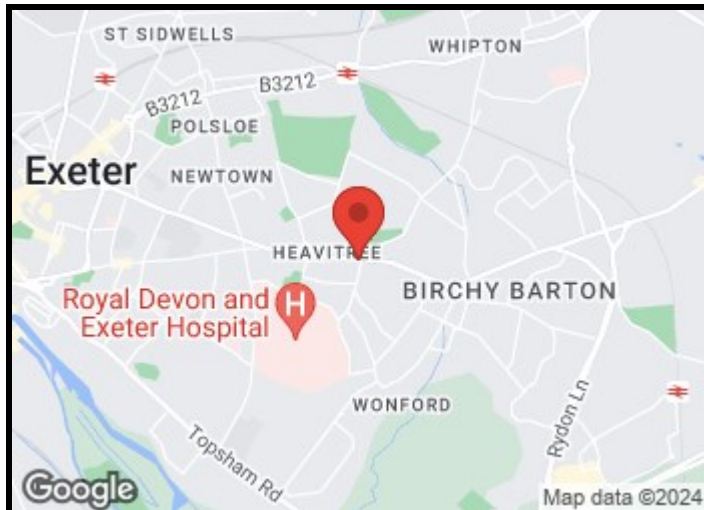
9'0" x 8'9" (2.75m x 2.68m)

Separate WC

Outside

Large Double Garage

20'0" x 20'0" (6.12m x 6.10m)



Directions



Floor Plan



Total area: approx. 145.5 sq. metres (1566.2 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.

130 Fore Street, Heavitree

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.