



## 4 Heather Close

Exeter, EX1 3LE

An excellent opportunity to acquire this well placed 3 bedroom mid-terrace house built in the 1960's and offering family sized accommodation with modernised cloakroom WC and first floor shower room. The well maintained property is situated in a sought cul-de-sac set around a communal green area with own private off road parking and excellent residents' and visitors parking. The gated off road parking also doubles up as a sizeable garden laid to concrete hardstanding and block paving for ease of maintenance. This patio style garden and upper areas of composite decking enjoy a glorious south-westerly aspect attracting sun at the back of the house from dawn through to dusk. 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.

Properties in this area 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 £269,500**

# 4 Heather Close

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- NO ONWARD CHAIN
- Lounge/Diner
- Electric Heating & uPVC Double Glazing
- Residents' and Visitors Parking
- Entrance Hall
- Kitchen
- Front and Rear Gardens. Sunny Upper Decking
- Cloakroom WC (modernised)
- 3 Bedrooms & Modernised Shower Room
- Private Off Road Parking

## Entrance Hall

## Lounge/Diner

21'7" x 10'8" (6.60m x 3.26m)

## Kitchen

10'6" x 8'11" (3.22m x 2.72m)

## Cloakroom WC

4'6" x 4'11" (1.39m x 1.51m)

## Landing

## Bedroom 1

13'9" x 9'6" (4.20m x 2.92m)

## Bedroom 2

10'2" x 10'8" (3.11m x 3.26m)

## Bedroom 3

9'6" x 7'8" (2.92m x 2.36m)

## Shower Room

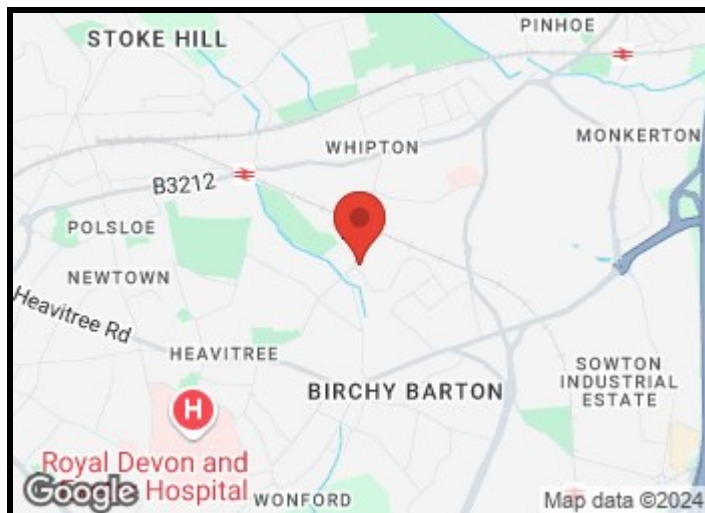
10'1" x 4'7" (3.09m x 1.41m)

## Gardens/Private Parking

## Block Built Shed

8'5" x 5'11" (2.58m x 1.81m)

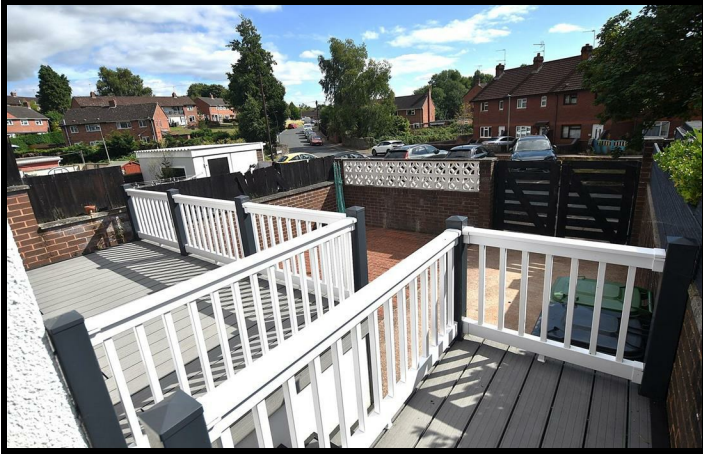
## Residents' Parking



Directions







# Floor Plan



**Ground Floor**

**First Floor**

Total area: approx. 84.6 sq. metres (910.2 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.

## 4 Heather Close, Exeter

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