

## 1 Linda Close Heavitree, Exeter, EX1 3EU

A rare opportunity acquire this 3 bedroom semi-detached house quietly situated in a sought after cul-de-sac lying off Birchy Barton Hill, a leafy lane serving a range of individual quality homes. This particular property offers extension potential and stands in a generous sized plot, the long front garden and driveway providing plenty of scope to create additional off road parking for several vehicles. There may also be potential to build a larger detached garage subject to P.P. As the property stands at the moment, it is presented in well maintained condition while offering exciting potential for new owners to upgrade and modernise to their own standard of specification.

This area of Exeter lies within easy reach of most leading out of town superstores, M5 Motorway, R D & E Hospital, Exeter Business Park in Sowton, local schools and Heavitree shopping centre & pleasure park. Heavitree Pleasure Park, arguably the most popular park in Exeter, now boasts a vibrant café/community hub venue which was only built some 3 years ago and is available for hire.

Strong interest anticipated and early viewings recommended!

**Guide Price £350,000**

1 Linda Close

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- NO ONWARD CHAIN
  - Reception Hall
  - 3 Bedrooms & Shower Room
  - Detached Garage & Off Road Parking
- PRICED TO SELL, MOTIVATED SELLERS
  - 2 Reception Rooms
  - Gas Central Heating & uPVC Double Glazing
- EXCITING EXTENSION POTENTIAL
  - Kitchen
  - Large Corner Plot Gardens

Reception Hall

18'0" x 5'10" (5.49m x 1.78m)

Shower Room

6'10" x 5'5" (2.10m x 1.66m)

Lounge

16'7" x 11'3" (5.07m x 3.44m)

Separate WC

Dining Room

12'6" x 9'11" (3.82m x 3.03m)

Gardens & Parking

Kitchen

8'11" x 7'3" (2.74m x 2.21m)

Detached Single Garage

Landing

Bedroom 1

16'9" x 10'5" (5.11m x 3.18m)

Bedroom 2

12'8" x 10'5" (3.88m x 3.18m)

Bedroom 3

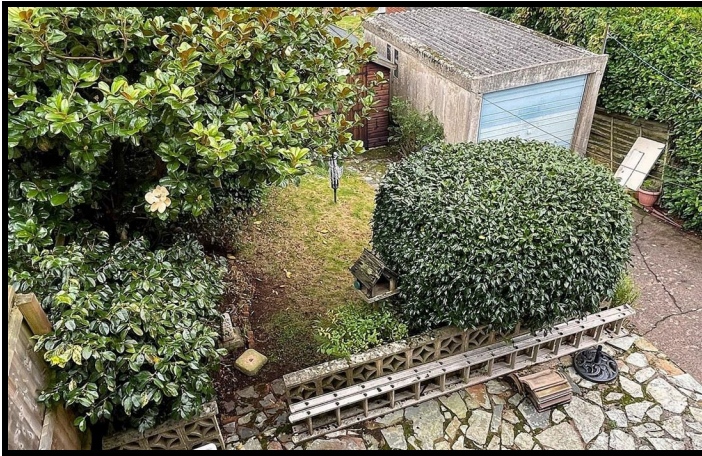
11'0" x 6'11" (3.37m x 2.11m)



Directions







# Floor Plan



**Ground Floor**  
**First Floor**  
Total area: approx. 92.9 sq. metres (1000.3 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.  
**1 Linda Close, Exeter**

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