



22 Newcombe Street Exeter, EX1 2TG

A sympathetically modernised and well presented 2 double bedroom mid-terraced house retaining much of its original charm and character. The open-plan lounge/diner provides well appointed living space and the kitchen comes with a utility area and patio doors opening out onto the well established and landscaped rear garden. A purpose built garden office stands at the end of the garden and provides a very appealing arrangement for those seeking to work from home. On the first floor there are two double bedrooms, both with original cast iron fireplaces, and a spacious bathroom. On the landing a wall mounted timber ladder gives access to an impressive attic room with Velux windows and excellent floor area and headroom. This attic room may offer potential as a third bedroom subject to some alterations to accommodate a staircase and obtaining planning permission. The property comes with the home comforts of gas central heating and features original sash windows benefitting from secondary glazing. This lovely home quietly nestles in a convenient 'no through' road location well recognised for having a very friendly neighbourhood community. Heavitree is a highly sought after residential area with a comprehensive shopping centre & bustling community.

Perfect for first time buyers or discerning landlords looking to acquire a well appointed property conveniently situated in the heart of Heavitree within just a few hundred yards from Heavitree Park with cafe/community hub venue, St Michaels Primary Academy School and Heavitree Health Centre. Ladysmith Junior & Infant School and Heavitree's comprehensive range of retail and other local services are within easy level walking distance.

Strong interest anticipated and early viewings recommended.

Guide Price £307,500

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- NO ONWARD CHAIN
- 2 Double Bedrooms
- Gas Central Heating & Secondary Glazing
- Residents' On Street Permit Parking
- Lounge/Diner
- Bathroom (first floor)
- Purpose Built Garden Office
- Extended Kitchen (with utility area)
- Converted Attic Room
- Well Landscaped Rear Garden

Entrance Hall

Lounge/Diner

Lounge Area

11'4" x 11'1" (3.45m x 3.38m)

Dining Area

11'11" x 10'8" (3.65m x 3.26m)

Kitchen

11'4" x 7'11" (3.46m x 2.43m)

Landing

Bedroom 1

14'6" x 10'10" (4.43m x 3.31m)

Bedroom 2

10'8" x 9'2" (3.27m x 2.81m)

Bathroom

8'2" 7'5" (2.49m 2.28m)

Attic Room/Bedroom 3

12'8" x 11'6" (3.87m x 3.51m)

Garden Office

9'3" x 8'7" (2.82m x 2.63m)

Garden



Directions



Floor Plan



Ground Floor

Second Floor

First Floor

Total area: approx. 98.9 sq. metres (1064.7 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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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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	