



## 1 West Terrace

Exeter, EX1 2TF

An extended and sympathetically modernised 3 bedroom end of terrace house quietly situated in a sought after residential area within just a few hundred yards of Heavitree Park. This deceptively spacious property comes with well-appointed accommodation arranged over three floors, gas central heating & uPVC double glazing, lovely kitchen, large four piece bathroom suite and a ground floor study/occasional 4th bedroom with en-suite cloakroom/WC. The garden frontage and rear courtyard have been professionally hard landscaped, the frontage having a southerly aspect and the enclosed rear courtyard featuring double gated pedestrian road access onto Newcombe Street.

Ideal opportunity for young couples/families or discerning landlords seeking a well-placed property for the rental market lying near local schools, Heavitree Health Centre, hospitals and a comprehensive range of shops and amenities in the centre of Heavitree.

Strong interest anticipated and early viewing are recommended to avoid disappointment.

**Guide Price £339,500**

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- NO ONWARD CHAIN
  - Study/4th Bedroom with En-suite Cloakroom/WC
  - Gas Central Heating
  - On Street Residents' Permit Parking
- Beautifully Appointed Home
  - 3 Double Bedrooms
  - uPVC Double Glazing
- Lounge/Diner, Kitchen
  - Spacious Bathroom (first floor)
  - Enclosed and Private Courtyard Style Garden

## Entrance Hall

## Lounge/Diner

## Lounge Area

13'6" into bay by 11'5" (4.14m into bay by 3.49m)

## Dining Area

10'11" x 9'6" (3.35m x 2.91m)

## Kitchen

12'10" x 7'10" (3.92m x 2.41m)

## Bedroom 4/guest suite

14'11" x 7'10" (4.55m x 2.40m)

## En-suite WC

## Half Landing

## Bathroom

9'3" x 8'9" (2.84m x 2.69m)

## On the first floor

## Landing

## Bedroom 1

15'0" x 11'5" (4.58m x 3.49m)

## Bedroom 2

11'1" x 9'6" (3.38m x 2.91m)

## Bedroom 3

11'3" x 10'0" (3.45m x 3.05m)

## Outside



Directions





Floor Plan



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