



12 Bonnington Grove Exeter, EX1 2QY

An exciting opportunity to acquire this spacious 3 bedroom semi-detached house quietly situated in sought after residential area with one private driveway, detached garage and an enclosed south facing garden backing onto trees; the perfect environment for a touch of 'alfresco style' eating and entertaining. Although well maintained, the property does offer scope to be upgraded and modernised. Features include the home comforts of uPVC double glazing & gas central heating, two separate reception rooms and a first floor bathroom leading to an extra walk-in room set in the eaves and offering potential to extend the bathroom or create a small study.

There is on street residents' permit parking and the property is conveniently situated within easy walking distance of the city centre, Heavitree's comprehensive shopping centre and amenities, public transport, local hospitals, state & private schools, Heavitree Park (with new Community Hub/Café), St Michael's Church of England Primary Academy, Ladysmith Infant & Nursery School and Ladysmith Junior School, St Lukes Campus (Exeter University), Waitrose and St Sidwells Point Leisure Centre. A Morrisons Daily store is just a few hundred yards away on Polsloe Road.

Strong interest anticipated and early viewings recommended.

Guide Price £385,000

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- NO ONWARD CHAIN
- Conservatory
- Bathroom (leading to eaves storage room)
- Private Driveway & Detached Garage
- Entrance Vestibule & Reception Hall
- Kitchen
- Gas Central Heating & uPVC Double Glazing
- Lounge & Separate Dining Room
- 3 Bedrooms
- South Facing Rear Garden

Entrance Vestibule

6'1" x 2'11" (1.86m x 0.89m)

Reception Hall

12'2" x 6'2" (3.73m x 1.88m)

Lounge

12'6" x 13'9" (3.82m x 4.20m)

Dining Room

11'11" x 10'8" (3.64m x 3.26m)

Kitchen

14'6" x 7'11" (4.42m x 2.43m)

Conservatory

Landing

Bedroom 1

12'5" x 11'10" (3.80m x 3.61m)

Bedroom 2

11'10" x 10'8" (3.63m x 3.27m)

Bedroom 3

8'6" x 6'10" (2.61m x 2.10m)

Bathroom

6'11" x 7'10" (2.12m x 2.39m)

Walk-in Eaves/Storage Room

8'9" x 4'11" (2.68m x 1.51m)

Garage

15'4" x 8'9" (4.69m x 2.69m)

Garden



Directions



Floor Plan



Ground Floor **First Floor**
 Total area: approx. 116.3 sq. metres (1251.3 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.

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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			
		41	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	