

70 Kingsway

Heavitree, Exeter, EX2 5EN

A rare and exciting opportunity to acquire this 3 bedroom detached bungalow in the heart of Heavitree within just a few hundred yards easy strolling distance of St Michael & All Angels' Church, RD&E hospital, local shops & amenities and public transport. The modernised and well appointed property stands in a generous plot with deep garden frontage offering potential for further off road parking if required. A long driveway runs alongside the bungalow and leads to a carport and single garage.

A sizeable rear garden attracts plenty of sunshine throughout the day and comes with a sheltered and private patio area, home office and an open bike shed. This fully enclosed and secure rear garden will offer considerable appeal to young families, dog owners and retired folk alike. Heavitree has a comprehensive shopping centre, some excellent local schools (within easy walking distance) impressive pleasure park and a regular bus service to and from the city centre. Heavitree Park, arguably the most popular pleasure park in Exeter, now boasts a vibrant café/community hub venue which was only built some 3 years ago and is available for hire.

The property also enjoys the added convenience of being within easy reach of the M5 Motorway, the R D & E Hospital and Exeter Business Park in Sowton. 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.

Strong interest anticipated and early viewings recommended.

Guide Price £425,000

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- Bungalow in the Heart of Heavitree!
 - Lounge, Kitchen/Diner
 - Gas Central Heating & uPVC Double Glazing
 - 400 yards Level Stroll to Shops/Bus Stop
- Exciting Retirement/Family Home
 - 3 Bedrooms & Bathroom
 - Front & Rear Gardens
- Front Porch & Reception Hall
 - Rear Lobby/Conservatory (with link to garage & garden)
 - Off Road Parking and Garage

Reception Hall	Rear Lobby/Conservatory
13'5" x 6'10" (4.11m x 2.10m)	12'4" x 4'5" (3.77m x 1.35m)
Lounge	Gardens & Parking
13'10" x 11'11" (4.23m x 3.64m)	Garden Office
Kitchen/Breakfast Room	11'9" x 8'6" (3.59m x 2.60m)
18'5" x 9'4" (5.62m x 2.86m)	Bike Shed
Bedroom 1	10'5" x 6'4" (3.19m x 1.95m)
1302'5" x 9'11" (397m x 3.03m)	Garage
Bedroom 2	16'7" x 8'1" (5.08m x 2.47m)
9'10" x 6'9" (3.02m x 2.07m)	
Bedroom 3	
9'10" x 6'9" (3.02m x 2.07m)	
Bathroom	
6'9" x 5'4" (2.08m x 1.63m)	

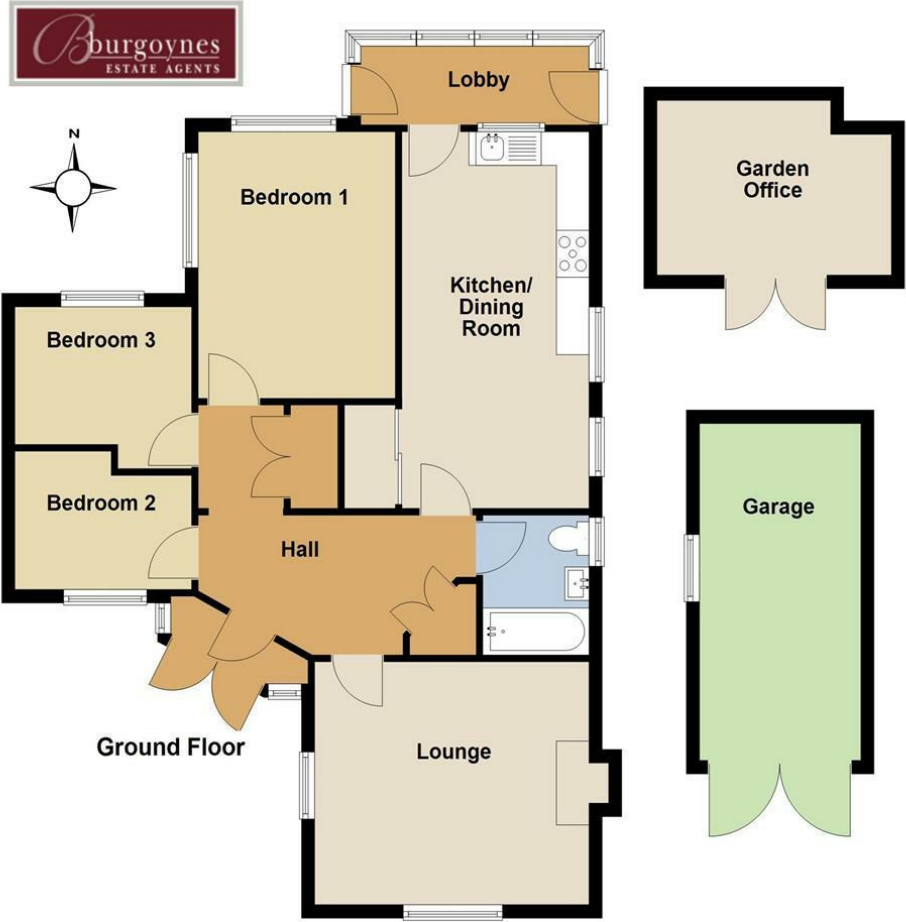


Directions





Floor Plan



Total area: approx. 100.7 sq. metres (1084.1 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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