



64 Sweetbrier Lane

Heavitree, EXETER, EX1 3AQ

A recently modernised and extended 4 bedroom semi-detached house with striking open-plan kitchen/diner and an impressive loft conversion creating a superb master bedroom with separate en-suite shower room. The property also comes with a combined utility room/cloakroom wc, gas central heating, uPVC double glazing, off road parking at front of house, south-west facing garden and garage. The garage opens through to a small workshop offering interesting potential to extend and convert into a home office.

This stunning family home occupies a very sought after residential location lying equidistant from Hamlin Lane Playing Fields and Heavitree Pleasure Park, arguably the most popular park in Exeter and now with vibrant café/community hub venue. The property is also within easy level walking distance of local shops, schools and amenities. If public transport to and from the city centre is important, a newly built bus shelter stands just a few hundred yards away.

Sweetbrier Lane enjoys easy access to the M5 Motorway, the R D & E Hospital, Exeter Business Park in Sowton, Exeter International airport. Exeter also offers excellent rail services to London (Paddington and Waterloo), the Midlands and the north of England.

Strong interest anticipated and early viewings recommended.

Guide Price £525,000

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- NEAR HEAVITREE PARK
- Extended Open-Plan Kitchen/Diner
- Modernised Bathroom (first floor)
- Private Off Road Parking & Garage
- Reception Hall, Lounge
- Utility Room/Cloakroom WC
- Gas Central Heating & uPVC Double Glazing
- Family Room (open to kitchen/diner)
- 4 Bedrooms (incl - loft master bedroom en-suite)
- Attractive South-West Facing Rear Garden

Reception Hall	Bedroom 2
15'9" x 5'7" (4.81m x 1.72m)	14'10" x 11'7" (4.54m x 3.54m)
Lounge	Bedroom 3
14'4" x 13'6" (4.37m x 4.13m)	12'4" x 11'7" (3.77m x 3.54m)
Family Room	Bedroom 4
13'5" x 12'3" (4.10m x 3.74m)	8'10" x 7'7" (2.70m x 2.33m)
Kitchen/Diner	Bathroom
18'6" x 9'6" (5.64m x 2.90m)	7'7" x 6'3" (2.32m x 1.91m)
Utility Room/Cloakroom WC	Garden/Parking
8'10" x 5'10" (2.69 x 1.78)	Garage
Landing	14'6" x 8'5" (4.42m x 2.59m)
Bedroom 1	Workshop
17'9" x 11'5" (5.43m x 3.49m)	6'6" x 4'10" (1.99m x 1.49m)
En-Suite Shower Room	
6'3" x 6'0" (1.93m x 1.83m)	



Directions

As you approach the centre of Heavitree continue down Fore Street passing Tesco Express on your left. Turn left at the next set of traffic lights onto Whipton Lane. Heavitree Pleasure Park will be on your left and you want to continue forward until you reach a mini roundabout. Turn left onto Sweetbrier Lane and No.64 will be found approximately 300yds on your left. Council Tax Band: D



Floor Plan



Total area: approx. 138.2 sq. metres (1487.8 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.
64 Sweetbriar Lane, Exeter

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