



19 Regent Square, Heavitree, Exeter, EX1 2RL

£240,000

*B*urgoynes
ESTATE AGENTS

- NO ONWARD CHAIN
- Entrance Hall
- Lounge
- Kitchen/Diner
- Inner Hall/Utility Area
- Bathroom/WC & Shower Room/WC (both ground floor)
- 2 Double Bedrooms
- Gas Central Heating & uPVC Double Glazing
- Enclosed Courtyard Garden (S.E.)
- Residents' On Street Permit Parking

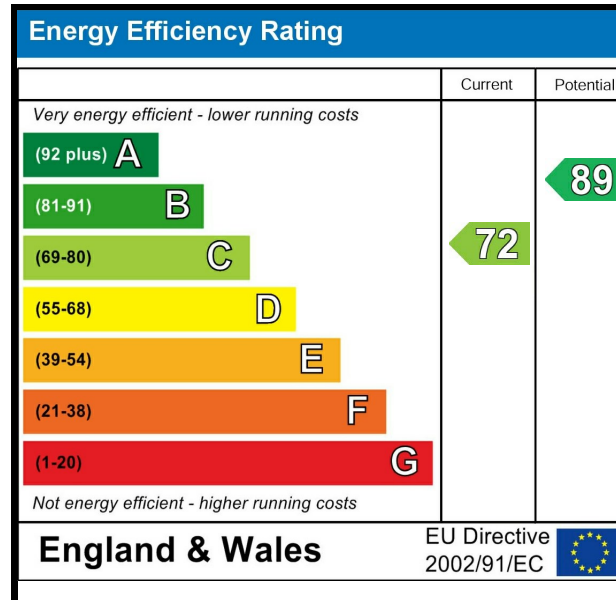
An exciting opportunity to acquire this extended and superbly modernised 2 bedroom mid-terrace house in a surprisingly quiet and sought after back-street location within just 300 yards from the local shopping centre in Heavitree. Standout features include a striking kitchen/diner extension (one year ago), ground floor bathroom and an exposed brick fireplace with log burner. Further improvements include rustic porcelain floor tiles and timber panelling in the hall, luxury vinyl flooring in the kitchen and ash wood flooring in the lounge. Furthermore, this charming property also benefits from the home comforts of gas central heating (Glow-worm boiler, just 4 years old) and uPVC double glazing. A walled and completely enclosed courtyard garden boasts a sunny south-easterly aspect providing the perfect environment for a touch of 'alfresco style' eating and entertaining. Residents' on street permit parking available and there is also a residents' overflow car park just down the road.

The property is likely to offer strong appeal to first time buyers, retired folk or those seeking a well placed property for the rental market close to hospitals and local

THE PROPERTY

An exciting opportunity to acquire this extended and superbly modernised 2-bedroom mid-terrace house in a surprisingly quiet and sought after location just off of the main thoroughfare in Heavitree. A supermarket, post-office, deli, bars and restaurants can all be found within 150 meters of the property. Heavitree park with its playground and cafe is only 300 meters away. Standout features include a striking kitchen/diner extension (completed in 2024), two ground floor bathrooms (one with shower and one with tasteful slipper bath) and an exposed brick fireplace with log burner. Further improvements include rustic porcelain floor tiles and timber panelling in the hall, luxury vinyl flooring in the kitchen and ash wood flooring in the lounge. Furthermore, this charming property also benefits from the home comforts of gas central heating (Glow-worm boiler, just 4 years old) and uPVC double glazing. A secure, walled and completely enclosed courtyard garden boasts a sunny south-easterly aspect providing the perfect environment for both relaxing and socialising. The garden features easily maintained limestone paving, and a generous raised bed. Residents' on street permit parking is available and there is also a residents' overflow car park at the back of the square.

The property is likely to offer strong appeal to first time buyers, smaller families, people looking to downsize, or those seeking a well-placed and well appointed property for the



SITUATION

Directions

