

50 Regent Square

Heavitree, Exeter, EX1 2RL

An exciting opportunity to acquire this spacious 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 and just a 5 minute stroll from Heavitree Park, arguably the most popular park in Exeter and now with vibrant café/community hub venue. The property comes with two double bedrooms and a spacious first floor bathroom, gas central heating, uPVC double glazing and a charming 'rustic walled' rear garden backing onto mature shrubs and trees. The property has been well maintained over the years and offers scope for new owners to modernise and refurbish to their own choice of specification and colour schemes while also exploring further development on the ground floor. The walled garden is laid predominantly to lawn and 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.

This 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 RD&E Hospital, University of Exeter St. Luke's campus and an excellent range of local amenities.

Strong interest anticipated an early viewings recommended!

Guide Price £230,000

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- Entrance Hall
 - 2 Double Bedrooms
 - uPVC Double Glazing
 - Residents' Overflow Car Park
- Lounge/Diner
 - Bathroom (first floor)
 - Enclosed Courtyard Garden (S.E.)
- Kitchen
 - Gas Central Heating
 - Residents' On Street Permit Parking

Entrance Hall

Lounge/Diner

20'2" x 12'3" (6.16m x 3.74m)

Lounge Area

11'3" x 7854'3" (3.45m x 2394m)

Dining Area

12'3" x 10'0" (3.74m x 3.05m)

Kitchen

10'4" x 6'9" (3.17m x 2.08m)

Landing

Bedroom 1

14'10" x 9'7" (4.54m x 2.94m)

Bedroom 2

9'5" x 9'11" (2.89m x 3.04m)

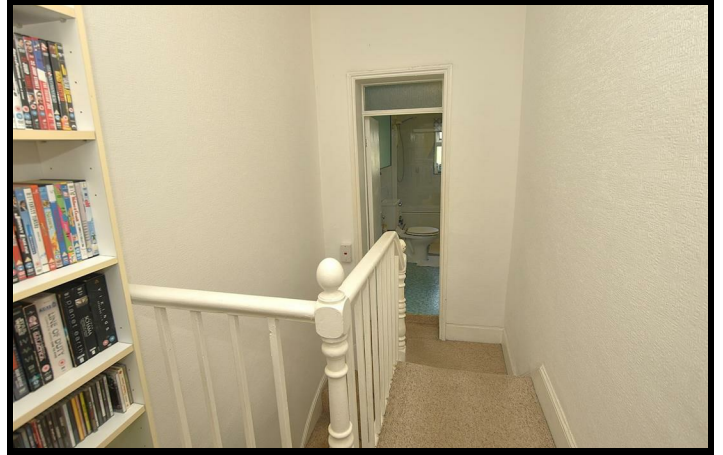
Bathroom

Garden & Parking



Directions





Floor Plan



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