



39 Anthony Road

Heavitree, Exeter, EX1 2SS

A spacious 3 bedroom end of terrace house, situated in a sought after residential area near Heavitree's comprehensive shopping centre with its range of retail and other local services, hospitals, schools, Heavitree Health Centre, Hamlin Lane Playing Fields and Heavitree Pleasure Park, arguably the most popular park in Exeter and now with vibrant café/community hub venue. Although the property does require some investment to modernise and refurbish, it does come with the home comforts of gas central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year. Moreover, we understand there may be development potential for a loft conversion subject to obtaining planning permission.

Perfect for first time buyers or discerning landlords looking to acquire a well placed property for the rental market. Anthony Road enjoys easy access to the M5 Motorway, Exeter Business Park in Sowton and 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 £300,000

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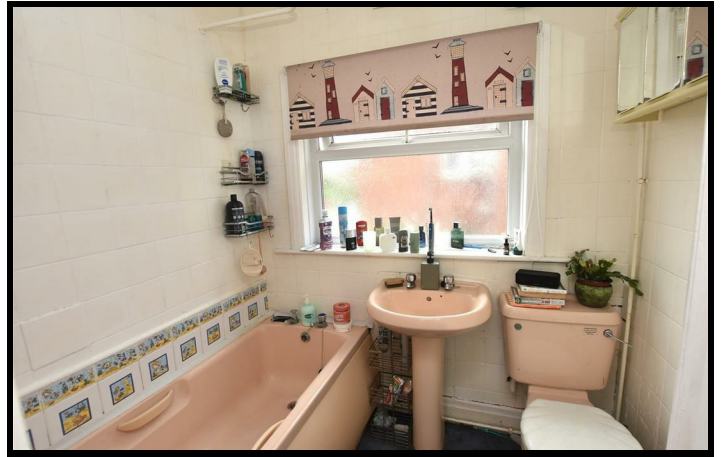
- Entrance Vestibule
 - Kitchen
 - Gas Central Heating
 - Residents' On Street Permit Parking
- Entrance Hall
 - 3 Bedrooms
 - uPVC Double Glazing
- Lounge/Dining Room
 - Bathroom
 - Rear Courtyard Style Garden

Entrance Vestibule	Bedroom 2
Entrance Hall	11'6" x 9'0" (3.51m x 2.76)
Lounge/Dining Room	Bedroom 3
Lounge Area	8'10" x 6'0" (2.71m x 1.85m)
12'11" x 11'9" (3.94m x 3.59m)	Bathroom
Dining Area	6'1" x 5'6" (1.86m x 1.69m)
11'9" x 11'5" (3.59m x 3.48m)	Rear Courtyard Style Garden
Kitchen	Parking
12'6" x 8'10" (3.83m x 2.70m)	
On The First Floor	
Landing	
Bedroom 1	
15'1" x 12'9" (4.62m x 3.91m)	



Directions





Floor Plan



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