





Property Description

A 3 bedroom SEMI DETACHED HOUSE located in the HEAVITREE AREA of Exeter, ideal for the R, D & E, good local schools, shops, amenities and transport links in and out of the City, with easy access to the M5 and the A30. The property has been maintained to a very high standard and the current owners have converted the third bedroom to create a living room. The garden is beautiful with so many amazing spaces, including an outside dining area great for enjoying the summer sun also a barked area and decking with many fruit trees, plants and flowers. There is underhouse storage ideal for conversions (subject to usual planning consents). There is also a further piece of land that other home owners have built garages on down a private lane this is also a great space to have.

Entrance Hall

Double glazed obscured door to front, laminate flooring, wall mounted radiator.

Bedroom 1

10' 8" x 10' 5" (3.25m x 3.17m)

Double glazed front aspect window, under stairs storage, wall mounted radiator.

Shower Room

Double glazed obscured side aspect window, walk-in double shower cubicle with mains shower, low level toilet, wash hand basin with cupboards below, tiling, laminate flooring, wall mounted radiator.

First Floor Landing

Access to loft.

Lounge

17' 5" x 10' 9" (5.31m x 3.28m)

Double glazed front aspect window, fireplace with gas fire (disconnected), laminate flooring, wall mounted radiator.

Bedroom 2

14' 6" x 8' 6" (4.42m x 2.59m)

Double glazed front aspect window, storage area, spotlights, laminate flooring, wall mounted radiator.

Kitchen

10' 7" x 8' 6" (3.23m x 2.59m)

Double glazed rear aspect window, double glazed obscured side aspect window, double glazed obscured door to rear, wall and base units, work surfaces, 1 1/2 bowl stainless steel sink, electric oven, gas hob with extractor over, plumbing for dish washer, space for tumble dryer and fridge freezer,

plumbing for washing machine, panelling, laminate flooring, wall mounted radiator.

Dining Room (was Bedroom 3)

7' 8" x 14' 1" (2.34m x 4.29m)

Double glazed rear aspect window, laminate flooring, wall mounted radiator.

Front Garden

Lawned area, shared access at front.

Rear Garden

Patio, astro turf, barked area. decked and lawned areas, variety of trees including magnolia, monkey and palm, fruit trees including fig, plum and cherry, raspberry and strawberry plants, shed, open views, all enclosed by fencing.

Under House Storage

Built-in cupboards, boiler, further cupboards, power and light.

Agents Note

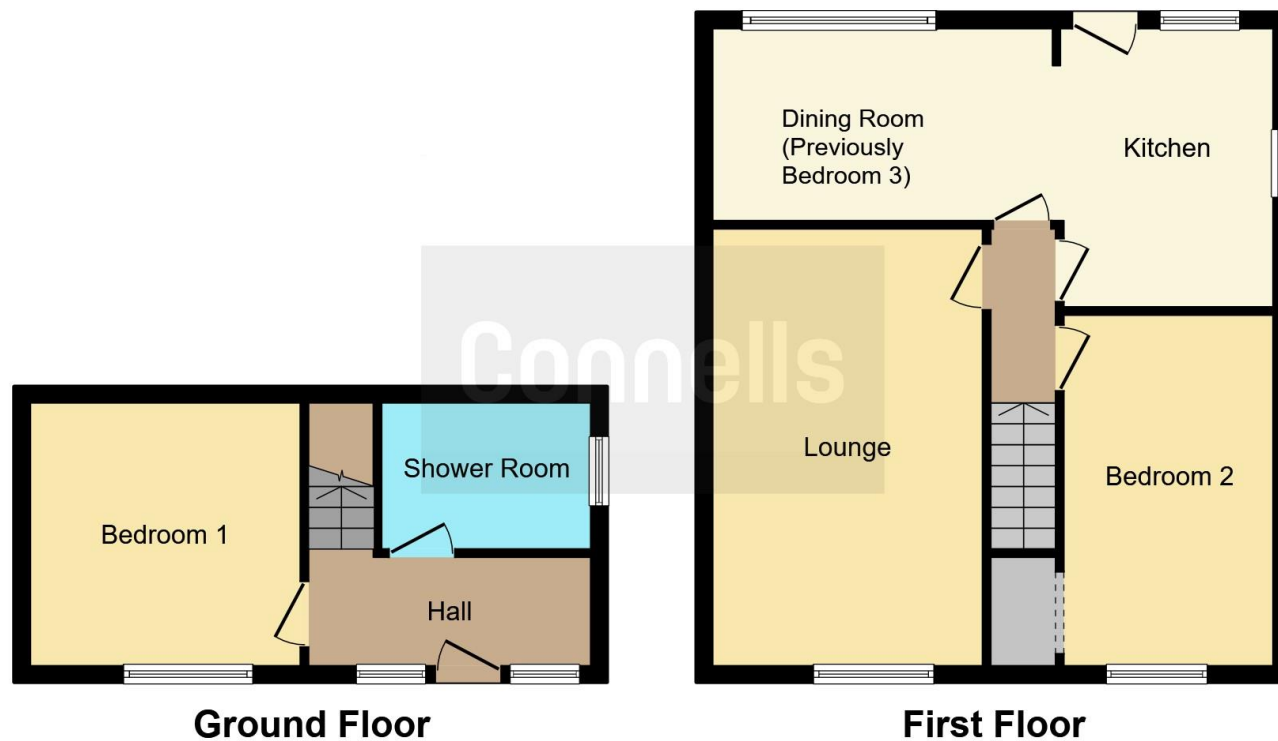
Down a private lane is a piece of land owned by the house which could potentially provide more storage, subject to permissions.

Council Tax Band: C









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01392 221 331
E exeter@connells.co.uk

8-9 South Street
 EXETER EX1 1DZ

EPC Rating: C

Tenure: Freehold

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