



95, Heavitree Road



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Exeter, EX1 2ND

A unique architect-designed detached family home in need of renovation. Opportunities for modernisation, expansion, improvement and/or development. A large secluded and mature garden. In the Mont le Grand Conservation Area. Close to the city centre, the hospitals, schools and local amenities.

- No onward chain
- Conservation area
- Ample parking
- Potential to develop (STP)
- Freehold
- 5 bedrooms
- Generously sized rooms
- Convenient location
- EPC: C
- Council Tax Band: F

Asking Price £595,000

## SITUATION

Exeter is a Cathedral and University city situated on the River Exe. It offers a wide range of amenities including well-regarded schools, sporting and leisure facilities, as well as many excellent dining and shopping opportunities and theatre, music and cultural activities. The sea and Dartmoor are close by. The M5 is easily accessible to the east of the city at junction 29, which links to the A30 and A38 trunk roads. There are good inter-city railway services connecting to London and the rest of the country.

The property is about a mile east of Exeter city centre. The RD&E hospital and the St Luke's campus of the University are both within a few hundred yards. There is easy access to local facilities in Heavitree and Mount Radford, with Waitrose and Co-Op supermarkets, doctors' surgeries, Post Office and a range of independent cafes, restaurants and pubs. Exeter School and The Maynard School are close by. Local primary schools include St Leonard's and St Michael's (Heavitree). Local bus services are excellent.

## DESCRIPTION

This generously-sized house is set within a popular area of Exeter. It was built to a high specification for the parents of the vendor, on the site of a property destroyed in the 1942 blitz. Constructed in 1953, with additions in the early 1960s, it has never previously been on the market. It offers versatile and deceptively spacious accommodation over two floors, including five bedrooms. There is a need for renovation and potential for improvements and extension, or complete redevelopment subject to planning permission.



## ACCOMMODATION

On the ground floor there is a light and airy entrance hall with a staircase leading to the first floor. To the front of the house are separate well-proportioned and sizeable dining and living rooms, each with two large windows. The kitchen is to the rear, with plenty of space for storage and appliances and with an adjacent store room and W/C with basin. Outside, the remaining part of the original 1880s house offers potential for a home office, storage or play space. An opportunity could exist to build, for instance, a two storey extension towards the back garden, enlarging the kitchen and providing the opportunity to install an en suite bathroom to the bedroom above. On the first floor there are five good-sized bedrooms, a bathroom and separate W/C. Two large double bedrooms are front facing. Bedrooms three and four are above the garage and have built-in storage space. Bedroom five is to the rear of the house above the kitchen. In addition there is a bathroom, separate W/C and cupboard off the landing. The capacious loft is boarded and insulated, and is accessed by a retractable ladder.

## OUTSIDE

The property offers a surprising amount of outside space. To the rear there are expansive low maintenance gardens, including a mature apple tree, within a Victorian brick-walled perimeter. There is side access to the single garage and access to the front garden through a side passageway. At the front a driveway leads to a single garage and ample car parking space. There is an agreement for rear vehicular access from Polsloe Road to be created.

## SERVICES

All mains connected.

Gas combi boiler installed November 2022.

House rewired in 2011.

Standard, Superfast and Ultrafast broadband available. Multiple mobile networks available.

## OPPORTUNITIES FOR DEVELOPMENT

The property sits on a plot of about 0.17 acres (see land plan online). The agents believe that there is potential for conversion and expansion, for instance into six individual apartments, or for demolition and total redevelopment given the sizeable plot on which it stands. Options could be explored subject to relevant planning permissions. Please speak to the agents for additional information.'

## DIRECTIONS

From the Stags Southernhay office go down Barnfield Road, turn left at the traffic lights on to Western Way and take the fourth exit from the roundabout on to Heavitree Road. Continue up Heavitree Road past Waitrose and the property is on the left before the traffic lights, just after the end of the bus lane.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1548 sq ft / 143.8 sq m  
 Garage = 162 sq ft / 15 sq m  
 Outbuildings = 205 sq ft / 19 sq m  
 Total = 1915 sq ft / 177.9 sq m  
 For identification only - Not to scale

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1173203