

13 Church Street, Heavitree, Exeter, EX2 5EL



A ready available listed building situated in a popular Heavitree location. Being sold with tenants in situ. With accommodation comprising entrance hall, lounge, kitchen/dining room, utility room, cloakroom, five double bedrooms, shower room, bathroom. This is an ideal investment with an income of approximately £36,000 per annum and is within easy walking distance to the RD&E hospital and local shops in Heavitree. Offered for sale with no onward chain.

Offers in the region of £450,000 Freehold DCX02399

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via solid wood front door with stained glass inner doorway. Doors to the lounge, kitchen dining room and cloakroom. Turning staircase to the first floor landing. Dado rail, telephone point and radiator.

Lounge 17' 7" x 15' 4" (5.372m x 4.669m)

Front aspect sash bay window. Gas flame effect fireplace with marble surround and half with wooden mantle, television point, cove ceiling and radiator.



Kitchen/ Dining Room 19' 7" x 9' 4" (5.970m x 2.843m)

Side aspect sash bay window and side aspect door to the courtyard garden. Fitted range of eye and base level units with sink and a half with mixer tap and single drainer. Roll edge work surfaces, part tiled walls, gas cooker point, wall mounted boiler, seating area and access to utility area.



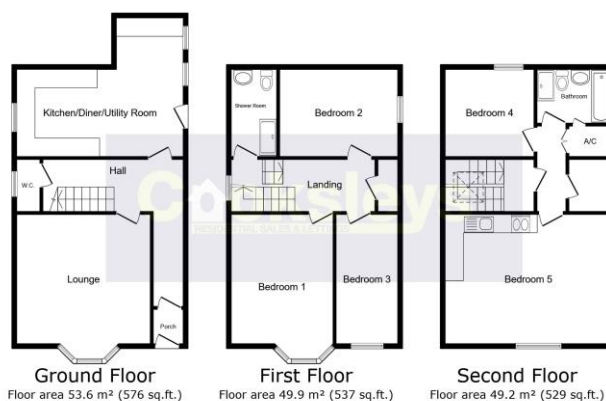
Utility 7' 5" x 6' 4" (2.252m x 1.938m)

Side aspect uPVC double glazed window. Plumbing for washing machine, further appliance space. Roll edge work surfaces, further appliance space and radiator.



Cloakroom

Side aspect frosted window. Low level WC, wash hand basin and tiled flooring.



TOTAL: 152.6 m² (1,642 sq.ft.)

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 orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any 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.PropertyHub.io

First Floor Landing

Side aspect sash window. Doors to the shower room, bedroom one, bedroom two and bedroom three. Storage cupboard and radiator. Turning staircase to second floor landing.

Shower Room

Recently refitted three piece suite comprising fully enclosed shower cubicle, low level WC, wash hand basin with storage below, spotlighting, extractor fan and heated towel rail.



Bedroom One 17' 11" x 11' 0" (5.454m x 3.359m)

Dual aspect sash windows. Television point and radiator.

Bedroom Three 11' 11" x 9' 4" (3.644m x 2.856m)

Side aspect uPVC double glazed window. Built in double wardrobe with hanging space and shelving and radiator.



Bedroom Two 15' 11" x 8' 9" (4.851m x 2.663m)

Front aspect sash window. Built in double wardrobe and radiator.



Second floor landing

Side aspect Velux window. Doors to bedroom four, bedroom five, bathroom. Storage cupboard and airing cupboard.

Bedroom Four 9' 5" x 8' 10" (2.869m x 2.695m)

Rear aspect uPVC double glazed window with views over the city and open countryside beyond. Radiator.



Bedroom Five 16' 8" x 19' 1" (5.082m x 5.821m)

Front and side aspect windows. Base level kitchen units, sink with mixer tap and single drainer, roll edge work surfaces, fridge, further appliance space and hob. Radiator.



Bathroom

Four piece suite comprising fully enclosed shower cubicle, low level WC, pedestal wash hand basin, bath with mixer tap, part tiled walls and tiled flooring.



Courtyard Garden

Enclosed hard standing to the rear of the property.

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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