

28 Heavitree Park, Heavitree, Exeter, EX1 3BP



Situated in a select development in the heart of Heavitree, this two bedroom property ideal for investment or first time buyers with accommodation comprising entrance hall, lounge, modern kitchen, two double bedrooms, re-fitted bathroom, rear garden, garage and off-road parking. There are regular bus links in the City Centre, the R, D & E Hospital is within close proximity along with fantastic local amenities. Offered for sale with no onward chain.

Asking Price £240,000 Leasehold DCX02375

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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 part glazed front door with door to the kitchen and stairs to the first floor landing.

Kitchen 9' 4" x 9' 7" (2.837m x 2.922m)

Front and side aspect uPVC double glazed windows. Fitted range of eye and base level units with stainless steel sink with mixer tap and drainer. Roll edge work surfaces, part tiled walls, integrated oven and hob with extractor fan above, plumbing for washing machine, further appliance space, wall mounted boiler and door through to the lounge.



Lounge 17' 2" x 12' 3" (5.239m x 3.740m)

Side aspect uPVC double glazed window. Rear aspect uPVC sliding doors leads to the garden, gas flame effect fireplace, television point, telephone point, understairs cupboard, seating area and two radiators.



First Floor Landing

With doors to bedroom one, bedroom two and bathroom. Access to loft void above.

Bedroom One 12' 3" x 11' 6" (3.738m x 3.512m)

Front and side aspect uPVC double glazed windows. Television point and radiator.



Bedroom Two 12' 4" x 8' 9" (3.757m x 2.670m)

Front and side aspect uPVC double glazed windows. Radiator.



Bathroom

Side aspect uPVC frosted double glazed window. Three piece white suite comprising panel enclosed bath with mixer tap and hand held shower above, low level WC, pedestal wash hand basin with mixer tap, fully tiled walls, tiled flooring, extractor fan and radiator.



Rear Garden

Private enclosed rear garden mainly laid to lawn, seating area.



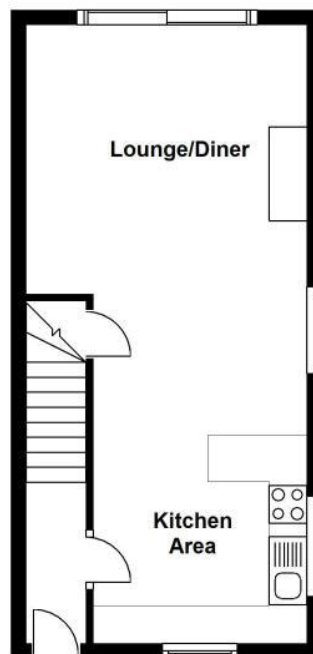
Additional Information

The property also benefits from off road parking and a garage.

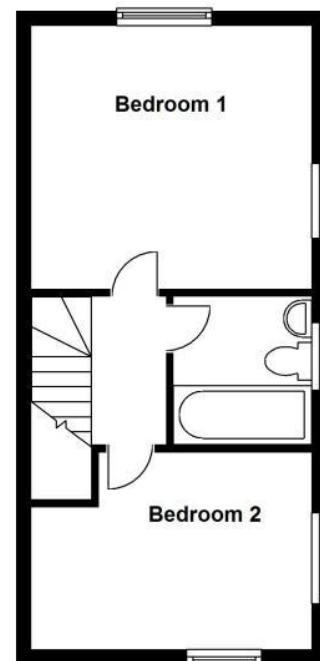
Tenure

Leasehold with 149 years left on the lease.

Ground Floor



First Floor



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.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cookbooks are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

Energy performance certificate (EPC)

28, Heavitree Park EXETER EX1 3BP	Energy rating C	Valid until: 10 September 2024
		Certificate number: 9198-0045-7231-2574-7954

Property type	Semi-detached house
Total floor area	62 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: