

## 147 Fore Street, Heavitree, Exeter, EX1 3BR



A substantial three bedroom period property situated close to Heavitree shopping parade and good access in and out of the City with views overlooking Heavitree Pleasure ground. With accommodation comprising entrance hall, lounge, dining room, open plan kitchen/ breakfast room, conservatory, utility room, bathroom, three double bedrooms, shower room, loft room and enclosed rear garden.

**Offers in the Region of £350,000    Freehold    DCX02684**

# 147 Fore Street, Heavitree, Exeter, EX1 3BR

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

Accessed via uPVC door. Doors to the lounge, dining room and kitchen/ breakfast room. Stairs to the first floor landing. Radiator.

### Lounge 15' 0" x 12' 4" (4.561m x 3.761m)

Front aspect uPVC double glazed bay window. Television point. Telephone point. Radiator.



### Dining Room 11' 4" x 10' 1" (3.459m x 3.072m)

Rear aspect uPVC double glazed window. Television point. Radiator.



### Open plan Kitchen/ Breakfast Room 22' 7" x 9' 10" (6.896m x 2.989m)

Rear aspect uPVC double glazed French doors lead to the conservatory. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Gas cooker point. Concealed wall mounted boiler. Breakfast bar. Further appliance space. Door to the bathroom. Door to the utility Room. Radiator.



### Utility room 14' 7" x 4' 8" (4.455m x 1.433m)

Velux window. Plumbing for washing machine. Further appliance space.

### Bathroom

Rear aspect uPVC double glazed window. Two piece suite comprising bath with mixer tap and handheld shower above and low level WC.





### Conservatory 9' 2" x 9' 6" (2.803m x 2.885m)

Dual aspect uPVC double glazed windows. uPVC double glazed door leads to the rear garden.



### First Floor Landing

With doors to bedroom one, bedroom two, bedroom three and shower room. Access to loft void above. Radiator.

### Bedroom One 15' 11" x 12' 3" (4.860m x 3.746m)

Front aspect uPVC double glazed windows. Television point. Radiator. Stairs to the loft room.



### Bedroom Two 15' 3" x 9' 9" (4.655m x 2.960m)

Rear aspect uPVC double glazed window with views over Heavitree Pleasure ground. Television point. Radiator.



### Bedroom Three 11' 4" x 10' 1" (3.462m x 3.079m)

Rear aspect uPVC double glazed window. Television point. Radiator.



### Shower Room

Side aspect frosted uPVC double glazed window. Three piece white suite comprising walk in shower cubicle, low level WC and wash hand basin with mixer tap and storage below. Storage cupboard.



## Loft Room 15' 2" x 11' 4" (4.629m x 3.467m)

Rear aspect Velux window. Into eave storage.



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.

## Rear Garden

Low maintenance rear garden with paved seating area and BBQ. Leading to a further decked area with composite decking. Shrub borders. Metal storage shed to the rear.



Cooksleys 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.

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### Energy performance certificate (EPC)

147 Ford Street Haverhill EXETER EX1 3BN	Energy rating <b>D</b>	Valid until: 12 June 2035 Certificate number: 9229-3050-7206-0425-9204
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**Property type** Mid-terrace house

**Total floor area** 104 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance).

### Energy rating and score

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

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