

6 Bonnington Grove, Heavitree, Exeter, EX1 2QY



Situated in a popular Heavitree location, this two bedroom bay-fronted terrace property in need of some TLC, accommodation spreading over three floors, benefitting from a Lounge, Dining Room, Kitchen, Conservatory, Two Bedrooms, Bathroom, Loft Room, and stunning well-maintained Rear Garden. No onward chain.

Offers in Region of £275,000 Freehold DCX02705

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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 uPVC part-frosted front door, with doors to lounge and dining room, stairs to first floor landing. Includes part glazed inner doorway, strip wooden flooring and radiator.

Lounge 11' 11" x 11' 1" (3.622m x 3.376m)

Front aspect uPVC double-glazed bay window, gas flame affect fire place with tiled surround, picture rail, shelving, television point and radiator.



Dining Room 12' 0" x 10' 5" (3.648m x 3.182m)

Rear aspect uPVC double-glazed window, under stairs storage cupboard, gas flame flick fire place with tiled surround, telephone point, picture rail and radiator, with access through to the kitchen.



Kitchen 9' 6" x 8' 10" (2.883m x 2.704m)

Side and rear aspect windows, fitted range of eye and base level units with sink and half, mixer tap and single a drainer, roll edge work surfaces, part-tiled walls, integrated oven and hob with extractor fan above, plumbing for washing machine and further appliance space, spotlighting and part glazed door leading to the conservatory.



Conservatory 9' 3" x 6' 10" (2.828m x 2.085m)

Rear and side aspect uPVC double-glazed windows and uPVC double-glazed French doors leading out to the rear garden.



First Floor Landing

With doors to Bedroom One, Bedroom Two, and Bathroom. As well as turning staircase to the second floor loft room.

Bedroom One 13' 4" x 12' 6" (4.068m x 3.815m)

Front aspect uPVC double-glazed bay window, twin built-in wardrobes with hanging space and shelving, television point and radiator.



Bedroom Two 7' 2" x 9' 2" (2.196m x 2.799m)

Rear aspect uPVC double-glazed window with view of rear garden, picture rail and radiator.



Bathroom

Rear aspect frosted uPVC double-glazed window, three-piece suite comprising of panel enclosed bath with mix tap and handheld shower above, low level WC, and wash hand basin, radiator and storage cupboard housing the wall-mounted boiler.



Loft Room 13' 2" x 10' 10" (4.022m x 3.306m)

Velux window and electric wall mounted heater, with storage.



Rear Garden

Well maintained rear garden with paved seating area, and steps to further lawn area with shrub borders, and gated rear access.



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.

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