

## 4 Bowring Close, Heavitree, Exeter, EX1 3TU



In need to full modernisation is this three bedroom terraced house situated in a popular Heavitree location with easy access to local amenities. With accommodation comprising entrance hall, lounge, dining room, kitchen, downstairs cloakroom, three first floor bedrooms, shower room, enclosed rear garden, and off road parking for one vehicle.

**Offers in the region of £225,000**

**DCX02813**

# 4 Bowring Close, Heavitree, Exeter, EX1 3TU

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 part frosted uPVC front door. With doors to cloakroom, kitchen and lounge. Stairs to the first floor landing.

### Lounge 12' 3" x 12' 10" (3.735m x 3.924m)

Rear aspect uPVC double glazed window with view over the rear garden. Fireplace with tiled surround and hearth. Television point. Telephone point. Access through to the dining room.



### Dining Room 20' 5" x 10' 7" (6.217m x 3.223m)

Rear aspect uPVC double glazed sliding doors lead to the rear garden. Radiator. Television point. Wall mounted heater.



### Kitchen 9' 10" x 6' 0" (2.990m x 1.823m)

Front aspect uPVC double glazed window. 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. Integrated oven and hob with extractor fan above. Further appliance space. Wall mounted boiler.



### Cloakroom

Front aspect uPVC double glazed window. Low level WC, wash hand basin and part tiled walls.



### First Floor Landing

With doors to bedroom one, bedroom two, bedroom three and bathroom. Airing cupboard with water tank and slatted shelving. Access to loft void above. Radiator.



### Bedroom One 11' 10" x 8' 6" (3.605m x 2.581m)

Rear aspect uPVC double glazed window with view over the rear garden. Built in floor to ceiling wardrobes with hanging space and shelving. Radiator.



### Bedroom Two 9' 4" x 7' 3" (2.845m x 2.217m)

Rear aspect uPVC double glazed window with view over the rear garden. Radiator.



### Bedroom Three 8' 1" x 6' 2" (2.469m x 1.889m)

Front aspect uPVC double glazed window. Recess with shelving. Radiator.



### Bathroom

Three piece suit comprising walk in shower, low level WC and wash hand basin. Fully tiled walls. Radiator.



### Rear Garden

Private enclosed rear garden. Mainly laid to lawn with wooden shed and gated rear access.



### Front of the Property

Off road parking for one vehicle. Pedestrian access to the front door.



TOTAL FLOOR AREA: 400 sq ft (37.2 sq m) approx.  
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Cookleys 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)

6 Newby Close W11 1PH	Energy rating <b>D</b>	Valid until 31 August 2018
Certificate number 000-000-000-000-000		

Property type: Mid-terrace house  
Total floor area: 81 square metres

### Rules on letting this property

Properties can't let if they have an energy rating below a D.

You can't let a property with an energy rating below a D unless you have a valid exemption certificate.

### Energy rating and score

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

See how to improve this property's energy efficiency.

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/200000/000-000-000-000-000](#)