

2E, Heavitree Park, Heavitree, Exeter, EX1 3BP



An exciting opportunity to acquire this impressive apartment on the first floor of a Grade II Listed regency building with 2 double bedrooms, high ceilings, picture rails, tall sash windows and a private parking space close by. The elegant and spacious property has been sympathetically modernised while retaining many original period features. Heavitree Park comes with picturesque communal grounds and a wooded area which has been cleared to provide communal parking for local residents' and visitors. The property is conveniently placed near local shops & amenities, hospitals, main transport links and Heavitree Pleasure Park now with popular café/community hub. The city centre is approximately 25 minutes by foot.

Offers in the Region of £245,000 Leasehold DCX02758

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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 doors to Bedroom One and Lounge. Includes picture rail, cove ceiling, and radiator.

Bedroom One 14' 0" x 10' 6" (4.265m x 3.206m)

Front aspect sash window with double glazing and stunning views over the communal grounds. Has a feature cast iron fire place with wooden mantle, as well as picture rail, cove ceiling, built-in wardrobes with hanging space and shelving and radiator.



Lounge 16' 1" x 13' 4" (4.906m x 4.068m)

Front aspect sash window with secondary glazing and views over the communal grounds. Includes cast iron feature fireplace with , wooden mantle and slate half, and Television point, shelving, picture rail, cove ceiling, seating area, telephone intercom points, radiator, and access through to the inner hallway. Inner hallway with doors to Bedroom Two, Kitchen and Bathroom.



Inner Hallway

With access through to Bedroom Two, Kitchen and Bathroom. Includes picture rail and cove ceilings.

Bedroom Two 13' 6" x 11' 6" (4.114m x 3.501m)

Side aspect sash window with secondary glazing, built in storage cupboard with hanging space and wall-mounted boiler, second storage cupboard and radiator.



The third goal is for Multinational companies with 10 or more employees that were controlling the 100 most firms, generate non-unionized employment for the laborer and employee (especially for what could be any person and should be a priority of the agreement). No trading of labor for any other person or organization, and no other person or organization should be able to trade labor for any other person or organization.

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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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.