

6 Hanover Close, Heavitree, Exeter, EX1 2SX



A beautifully presented three bed semi detached house situated in a popular no through road in the heart of Heavitree, it is within walking distance of the local shops, Royal Devon & Exeter Hospital, and short walk to the City Centre, it offers easy access out of the city to the major routes. The accommodation benefits from an entrance hall, lounge, dining room, modern kitchen, conservatory, downstairs cloakroom, three first floor bedrooms, shower room, enclosed rear garden, large double garage and a further garage to the rear with access via a service road and the garage benefits from a large forecourt. Parking for one vehicle to the front and a forecourt to the rear. Viewing is highly recommended.

Offers in the Region of £410,000 Freehold DCX02834

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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 Porch

Accessed via a uPVC front door, triple aspect uPVC double glazed window and a part glazed door to the entrance hall.

Entrance Hall

Side aspect uPVC double glazed window, doors to the lounge, kitchen and dining room, under stairs storage cupboard, thermostat control point, telephone point, picture rail, radiator and stairs to the first floor landing.

Lounge 12' 11" x 11' 6" (3.929m x 3.515m)

Front aspect uPVC double glazed box bay window, recessed fireplace with a wooden mantle, slate hearth, log burner, television point, picture rail and radiator.



Dining Room 18' 1" x 10' 2" (5.511m x 3.089m)

Rear aspect uPVC double glazed window and french doors leading to the conservatory, gas flame fireplace with a wooden mantle, picture rail, television point and radiator.



Kitchen 13' 6" x 8' 8" (4.114m x 2.642m)

Duel aspect uPVC double glazed windows and side aspect velux window, fitted range of eye and base level units, stainless steel sink with a mixer tap and single drainer, rolled edge work surfaces, part tiled walls, gas cooker point, plumbing for a washing machine, further appliance space, spotlighting and radiator. Door to the inner hallway.



Inner hallway

Rear aspect velux window, door to the conservatory and to the cloakroom. Radiator.

Cloakroom

Side aspect frosted uPVC double glazed window, low level WC, wash hand basin and a radiator.

Conservatory 17' 0" x 7' 6" (5.169m x 2.296m)

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



First Floor Landing

Side aspect uPVC double glazed window, doors to bedroom one, bedroom two, bedroom three, shower room. Access to the loft void above, and a storage cupboard.

Bedroom One 13' 10" x 11' 0" (4.228m x 3.359m)

Front aspect uPVC double glazed box bay window, picture rail, television point, telephone point and radiator.



Bedroom Two 11' 11" x 11' 1" (3.628m x 3.381m)

Rear aspect uPVC double glazed window with a view over the rear garden, picture rail and radiator.



Bedroom Three 7' 9" x 6' 6" (2.357m x 1.970m)

Front aspect uPVC double glazed window, picture rail and radiator.



Shower Room

Rear aspect frosted uPVC double glazed window, three piece suite benefiting from a walk in shower, low level WC, wash hand basin with storage below, part tiled walls, extractor fan and heated towel rail.



Rear Garden

Private enclosed rear garden with mature trees and shrubs, paved seating area and access to the large double garage to the rear.



Garage

Large garage which is currently split in two with a substantial work shop to the rear and with ample storage, light and power. Access from the service lane behind. The large forecourt is approximately 6 meters by 10 meters.



Front garden

Enclosed front garden with mature shrubs and off road parking. Pedestrian access to the front door and a gate leading to the side of the property.

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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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)

8 Hanover Close
WORCESTER
WR1 2SX

Energy rating: C Valid until: 27 July 2035

Certificate number: 0360-2658-6330-2128-6321

Property type: Semi-detached house
Total floor area: 86 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/government/publications/energy-efficiency-rules-and-exemptions>

Energy rating and score

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

See how to improve this property's energy efficiency.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate and are provided for general guidance only. They cannot be used for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or inaccuracy. A party must rely upon its own inspection(s). Powered by [Propertybase.co.uk](https://www.propertybase.co.uk)