

22 Whiteway Drive, Heavitree, Exeter, EX1 3AN



Beautifully presented four bedroom semi-detached property, situated in a premier Heavitree Location, positioned on a corner plot with accommodation comprising of Entrance Hall, Lounge, Dining Room, Conservatory, Utility Room, Kitchen, downstairs Cloakroom four Bedrooms and Shower Room. Off-road parking for two vehicles. No onward chain.

Offers in the Region of £425,000 Freehold DCX02868

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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 double-glazed part frosted front door with doors to the lounge, dining room, kitchen and stairs to the first floor landing. With side aspect UPVC double-glazed window, under-stairs storage cupboard, laminate flooring and radiator.

Lounge 13' 0" x 12' 3" (3.974m x 3.746m)

With front aspect UPVC double-glazed box-bay window, gas flame-flick fireplace with wooden mantle, television point, picture rail, laminate flooring and radiator.



Dining Room 15' 2" x 10' 10" (4.632m x 3.307m)

With picture rail, laminate flooring, and opening through to the Conservatory.



Conservatory 8' 1" x 5' 3" (2.468m x 1.598m)

Rear aspect UPVC double-glazed window with view of the rear garden and UPVC double-glazed door leading to rear garden. Also with radiator and access through to the Utility Room.



Utility room 5' 8" x 5' 6" (1.732m x 1.688m)

Rear aspect UPVC double-glazed window, appliance space, tiled flooring, radiator, plumb for washing machine, wall-mounted boiler, access through to the kitchen and to the cloakroom.

Cloakroom

Rear aspect UPVC frosted double-glazed window, low level WC, wash hand basin and tiled flooring.

Kitchen 8' 6" x 7' 4" (2.595m x 2.235m)

Side aspect UPVC double-glazed window, fitted range of eye and base level units with stainless steel sink with mix tap and single drainer, roll-edge work surfaces, part tiled walls, integrated oven and hob with extractor fan above, further appliance space, storage recess, heated towel rail, and spotlighting.



First Floor Landing

Side aspect UPVC double-glazed window, doors to Bedroom One, Bedroom Two, Bedroom Three, Shower Room and stairs to second floor landing.

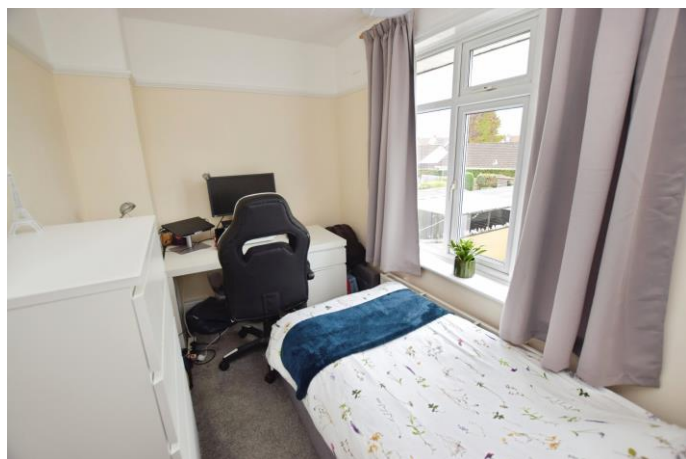
Bedroom One 13' 5" x 8' 11" (4.090m x 2.719m)

Front aspect UPVC double-glazed box-bay window, fitted floor-to-ceiling wardrobes with hanging space and shelving and radiator.



Bedroom Two 11' 0" x 7' 2" (3.341m x 2.172m)

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



Bedroom Three 7' 4" x 6' 10" (2.240m x 2.075m)

Front aspect UPVC double-glazed window, picture rail and radiator.

Shower Room

Side aspect frosted UPVC double-glazed window, three-piece suite comprising of walk-in shower cubicle, low level WC and wash hand basin. With tiles walls, extractor fan and heated towel rail.



Second Floor Landing

Opening to Bedroom Four.

Bedroom Four 12' 8" x 13' 1" (3.862m x 3.996m)

Twin rear aspect window Velux windows, TV point, into-eave storage and radiator.



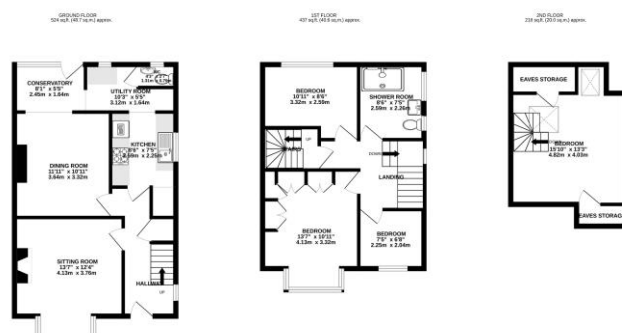
Rear Garden

Low maintenance rear garden with paved seating areas, shrub borders, potting shed, further wooden shed and outside tap. Gated access to the front of the property.



Front garden

Low maintenance front garden with off-road parking for two vehicles, shrub borders, and pedestrian access to the front door.



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Energy performance certificate (EPC)

22 Whiteway Drive
EXETER
EX1 3AN

Energy rating

C

Valid until:

1 June 2033Certificate
number:**0300-2122-1260-2307-2775****Property type**

Semi-detached house

Total floor area

113 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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.](#)