



26 Sycamore Close

EXETER, EX1 3DF

MOTIVATED SELLER, PRICED TO SELL. Situated in the desirable cul-de-sac of Sycamore Close in Heavitree, Exeter, this charming end of terrace house presents an excellent opportunity for both first-time buyers and discerning landlords.

The location is particularly advantageous, with local shops, hospitals, Heavitree Park, Hamlin Lane Playing Fields and main transport routes all within easy reach. A regular bus service to and from the city centre ensures that residents can easily access all the amenities and attractions that Exeter has to offer.

The property features an attractive front garden that basks in sunlight throughout the day, creating a warm and inviting atmosphere. A side driveway provides off-road parking and convenient access to a single garage, making it ideal for those with vehicles. The rear courtyard-style garden serves as a peaceful retreat, perfect for relaxation or outdoor gatherings with family and friends. Additionally, a side entrance door connects the garage to the rear courtyard, enhancing the practicality of everyday living.

While the house is in good condition, it also offers new owners the exciting opportunity to modernise and refurbish the space to their own tastes and standards. This property is not just a house; it is a home waiting to be personalised. With its prime location and potential for enhancement, this end of terrace house is a must-see for anyone looking to make their mark in the vibrant community of Heavitree.

Guide Price £235,000

26 Sycamore Close

EXETER, EX1 3DF



- NO ONWARD CHAIN
- Sitting Room/Dining Room
- Gas Central Heating
- QUIET CUL-DE-SAC
- Modern Kitchen
- uPVC Double Glazing
- Front Entrance Porch
- 3 Bedrooms & Bathroom
- Attractive Front Garden, Rear Courtyard
- Garage & Off Road Parking

Entrance Porch

Gardens

Sitting Room/Dining Room

Garage

20'9" x 12'11" reducing at dining area to 8'4" (6.33 x 3.94 reducing at dining area to 2.55)

15'3" x 8'4" (4.66 x 2.55)

Kitchen

9'10" x 7'4" (3.01 x 2.25)

Bedroom 1

11'8" x 8'11" (3.56 x 2.73)

Bathroom

6'7" x 5'4" (2.01 x 1.64)

Bedroom 2

8'10".8'9" (2.70.2.68)

Bedroom 3

6'8" x 7'0" (2.05 x 2.14)



[Directions](#)

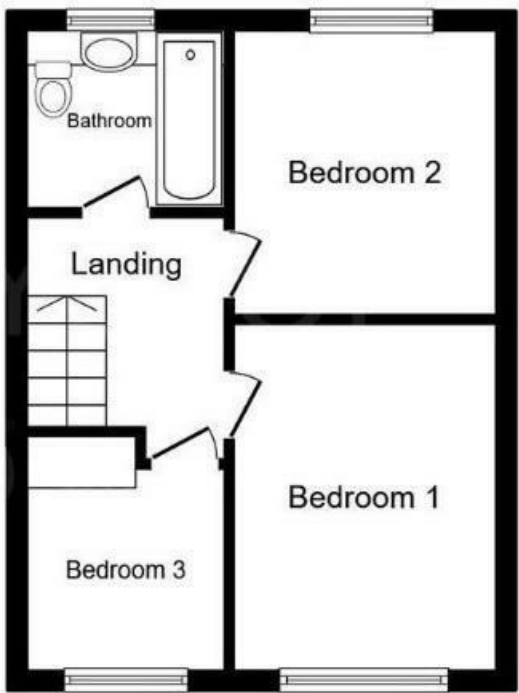




Floor Plan



Ground Floor



First Floor

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

