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*29 Carlyon Gardens, Exeter, Devon, EX1 3AG*



SOUTHGATE  
ESTATES

Offers in excess of

£264,600





## *Terraced House, 3 Bedrooms, Modern Kitchen, Modern Shower Room, Well Presented, Front and Rear Garden, Garage*

Offers in excess of £270,000

Situated in the sought after area of Heavitree is this 3-bedroom terraced house with well-presented accommodation throughout. It is particularly suited to first time buyers, or, due to its location, could be a good purchase for investors as a rental property. Heavitree has an array of shops, hairdressers, pubs, doctors surgeries, and food outlets as well as a petrol station. Heavitree recreation ground is just a short walk from the property, great for children to play and for dog walkers, there are tennis courts here as well as a cafe, and in the warmer months a paddling pool for children to enjoy. In brief the accommodation on offer comprises on the ground floor, a light and spacious living room with open plan dining area, plus a modern fitted kitchen with access to the rear garden. Upstairs there are 2 double bedrooms, a single bedroom and a modern fitted shower room. The property also benefits from front and rear gardens, parking and a single garage to the rear.

*Ground Floor:* The front door leads into an entrance hallway with space for storage under the stairs. Doors leading into the Living room/Diner and a separate door to the kitchen. The Living room is very light with dual aspect windows, Oak effect laminate flooring, open plan dining area with a large window overlooking the rear garden. A door from here opens into the modern fitted kitchen which was installed just a few years ago. From the entrance hallway stairs lead to the first floor.

*First Floor:* Landing with doors leading to the Master bedroom which is located at the front of the property, a further double bedroom is located to the rear and the single bedroom is also located to the front. A modern shower room fitted within the last few years completes the upstairs accommodation.

*Outside:* Benefitting from front and rear gardens. The rear garden has gated access to the parking area and single garage, as well as a storage shed.

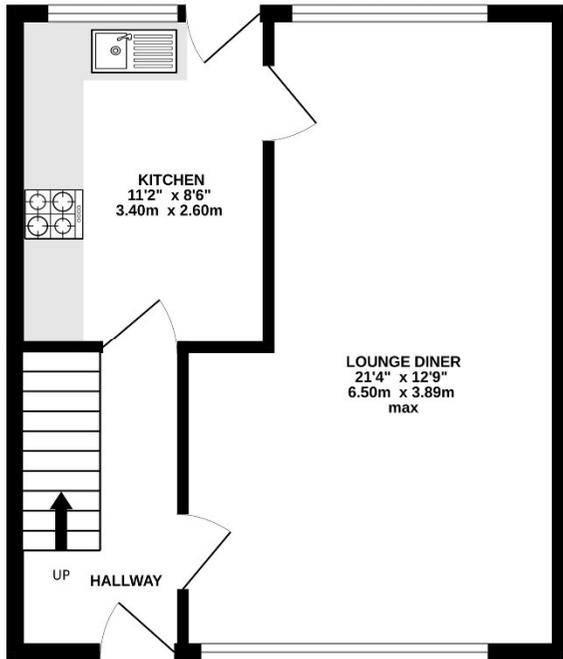
*Property Information:* Tenure: Freehold. Council Tax Band: B



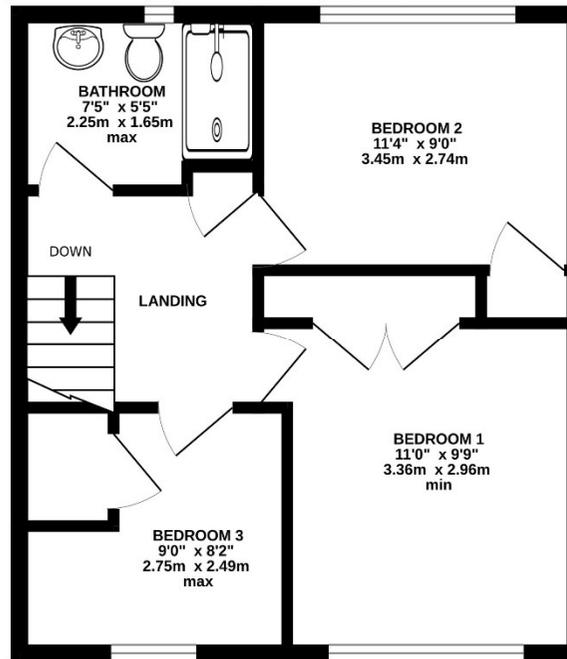
## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
391 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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SOUTHGATE  
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