



## 12 Bonnington Grove

Exeter, EX1 2QY

An exciting opportunity to acquire this spacious 3 bedroom semi-detached house quietly situated in sought after residential area with private driveway, detached garage and an enclosed south facing garden backing onto trees; the perfect environment for a touch of 'alfresco style' eating and entertaining. We understand that the house was originally built for the builder's own occupation which always brings added comfort and reassurance to potential new owners. Although well maintained, the property does offer scope to be upgraded and modernised. Features include the home comforts of uPVC double glazing & gas central heating, two separate reception rooms and a first floor bathroom leading to an extra walk-in room set in the eaves and offering potential to extend the bathroom or create a small study.

There is on street residents' permit parking and the property is conveniently situated within easy walking distance of the city centre, Heavitree's comprehensive shopping centre and amenities, public transport, local hospitals, state & private schools, Heavitree Park (with new Community Hub/Café), St Michael's Church of England Primary Academy, Ladysmith Infant & Nursery School and Ladysmith Junior School, St Lukes Campus (Exeter University), Waitrose and St Sidwells Point Leisure Centre. A Morrisons Daily store is just a few hundred yards away on Polsloe Road.

Strong interest anticipated and early viewings recommended.

**Guide Price £350,000**

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- NO ONWARD CHAIN
  - Conservatory
  - Bathroom (leading to eaves storage room)
  - Private Driveway & Detached Garage
- Entrance Vestibule & Reception Hall
  - Kitchen
  - Gas Central Heating & uPVC Double Glazing
- Lounge & Separate Dining Room
  - 3 Bedrooms
  - South Facing Rear Garden

|                                |                                |
|--------------------------------|--------------------------------|
| Entrance Vestibule             | Bedroom 2                      |
| 6'1" x 2'11" (1.86m x 0.89m)   | 11'10" x 10'8" (3.63m x 3.27m) |
| Reception Hall                 | Bedroom 3                      |
| 12'2" x 6'2" (3.73m x 1.88m)   | 8'6" x 6'10" (2.61m x 2.10m)   |
| Lounge                         | Bathroom                       |
| 12'6" x 13'9" (3.82m x 4.20m)  | 6'11" x 7'10" (2.12m x 2.39m)  |
| Dining Room                    | Walk-in Eaves/Storage Room     |
| 11'11" x 10'8" (3.64m x 3.26m) | 8'9" x 4'11" (2.68m x 1.51m)   |
| Kitchen                        | Garage                         |
| 14'6" x 7'11" (4.42m x 2.43m)  | 15'4" x 8'9" (4.69m x 2.69m)   |
| Conservatory                   | Garden                         |
| Landing                        |                                |
| Bedroom 1                      |                                |
| 12'5" x 11'10" (3.80m x 3.61m) |                                |



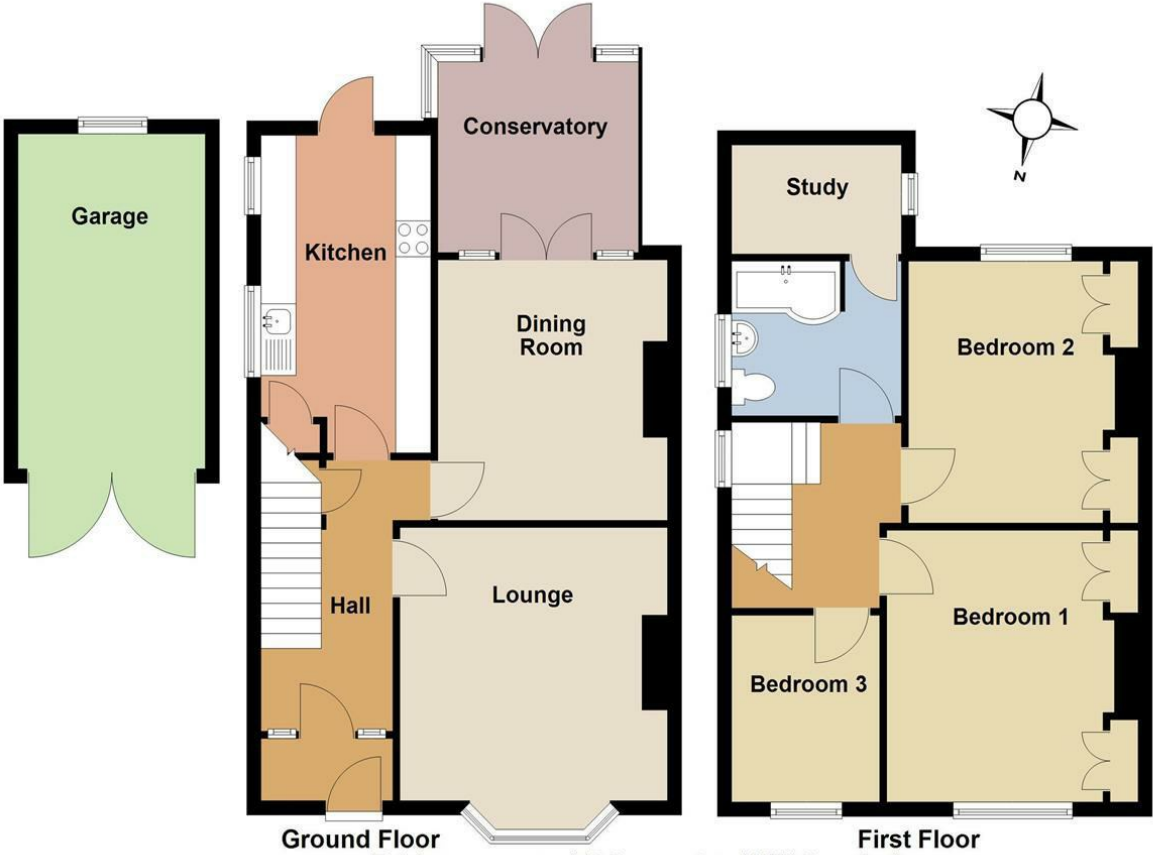
Directions







Floor Plan



Ground Floor First Floor  
Total area: approx. 116.3 sq. metres (1251.3 sq. feet)  
Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.  
12 Bonnington Grove, Exeter

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