



**Connells**

The Maltings Church Street  
Heavitree Exeter



## Property Description

**GUIDE PRICE £280,000 - £290,000**

*Situated in a peaceful tucked away position within The Maltings development in Heavitree, this spacious end of terrace retirement bungalow offers comfortable and low-maintenance living for the over 55s.*

*The property features a bright open plan living/dining area, creating a welcoming space for relaxing and entertaining. A modern fitted kitchen provides ample storage and workspace, while the well-presented bathroom is finished to a good standard.*

*There are two generously sized double bedrooms, with one benefiting from doors opening directly onto the rear garden, allowing plenty of natural light and easy outdoor access.*

*Externally, the bungalow enjoys its own private enclosed rear garden designed for ease of maintenance, providing a peaceful outdoor area to enjoy throughout the year. Residents also benefit from access to a communal car park.*

*This attractive bungalow offers an excellent opportunity for those seeking independent retirement living in a convenient and desirable location.*

## Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

## Entrance Hall

Inner hall storage.

## Living Room

Double glazed front aspect window, alarm call system, electric radiator.

## Kitchen

Double glazed rear aspect window, wall and base units, work surfaces, sink unit, fridge freezer, dish washer, electric double oven, hob and extractor over.

## Bedroom 1

Double glazed front aspect window, large sliding door wardrobe, wall mounted radiator.

## Bedroom 2

Double glazed rear aspect window, fitted wall mounted storage, wall mounted radiator.

## Bathroom

Double glazed rear aspect window, electric walk-in shower, low level toilet, wash hand basin, storage drawers, heated towel rail.

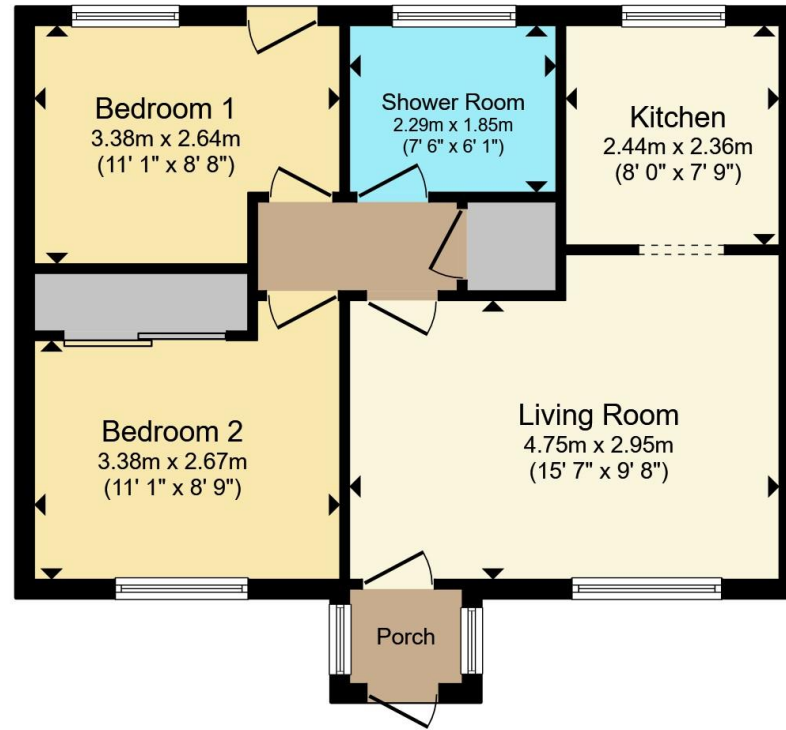
## Outside

Front garden with lawn. Rear garden with shed, patio, gate to side.









Total floor area 51.9 m<sup>2</sup> (558 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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8-9 South Street  
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EPC Rating: E Council Tax  
 Band: B

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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