



5 Whipton Lane Heavitree, Exeter, EX1 3DN

Situated in the highly desirable residential area of Heavitree, this spacious three-bedroom semi-detached house on Whipton Lane offers a wonderful opportunity for those looking to create their dream home. Built in the late 1930s, the property retains its distinctive period charm while providing ample scope for modernisation and refurbishment.

The house is ideally located just a short stroll from Heavitree Pleasure Park, one of Exeter's most popular parks offering a picturesque environment for recreation, complete with tennis courts, bowls club, childrens play area, basketball court and a vibrant café/community hub venue. For football enthusiasts, Hamlin Lane Playing Fields is nearby, featuring five football pitches, changing rooms and facilities for cycling training. Families will appreciate the convenience of being within easy walking distance to local shops, schools, and public transport links.

The ground floor has been thoughtfully extended, resulting in a spacious kitchen and dining area that offers an impressive footprint for a contemporary open-plan kitchen/diner/family room. This arrangement is perfect for entertaining and the striking views over Heavitree Park will enhance this space even further. Moreover, the practicality of a downstairs cloakroom WC adds to the home's appeal, while gas central heating and uPVC double glazing ensure comfort and energy efficiency throughout the seasons.

Guide Price £425,000

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- NO ONWARD CHAIN. MOTIVATED SELLER
 - Extended Kitchen, Cloakroom WC
 - Striking Views Over Heavitree Park
 - On Street Parking
- A STONE'S THROW FROM HEAVITREE PARK
 - 3 Bedrooms & Family Shower Room
 - Rear Garden with Sunny Westerly Aspect
- Lounge, Extended Dining Room
 - Gas Central Heating and uPVC Double Glazing
 - Garage & Potential for Off Road Parking

Front Porch

Reception Hall

13'1" x 6'7" (3.997m x 2.013m)

Lounge

13'8" x 13'0" (4.179m x 3.985m)

Dining Room

18'4" x 11'9" x (5.610 x 3.582 x)

Kitchen

16'10" x 7'11" (5.134m x 2.427m)

Cloakroom WC

On the First Floor

Landing

Bedroom 1

14'0" x 11'8" (4.289m x 3.576m)

Bedroom 2

11'9" x 11'5" (3.588m x 3.502m)

Bedroom 3

8'7" x 8'1" (2.628m x 2.474m)

Shower Room

8'1" x 6'0" (2.478m x 1.850m)

Front & Rear Gardens

Single Garage



Directions





Floor Plan



Total area: approx. 106.0 sq. metres (1141.0 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.
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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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		