

Warwick Road, EX1

MOVELI





Warwick Road, EX1

A spacious, three bedroom, semi-detached home on the edge of Heavitree, available with no onward chain. The property is in need of modernisation but has potential to be a beautiful family home with easy access both in and out of the city.

- A spacious semi-detached home
- Situated on the edge of Heavitree
- In need of modernisation with excellent potential
- Three bedrooms, including two large doubles
- Large living/dining room
- Kitchen & sun room
- Shower room & downstairs W.C
- Garage & plenty of off-street parking
- Front & rear gardens
- No onward chain



This bay fronted, semi detached home is situated on the edge of Heavitree, giving easy access both in and out of Exeter. Warwick Road is a well-regarded area with immediate access to schools as well as supermarkets and retail parks, all within a short drive. The property is in need of modernisation throughout but represents an excellent opportunity for someone looking for a spacious, well-proportioned home with no onward chain.

The property has a sheltered entrance porch with a front door into the hallway. The hall has stairs to the first floor, a storage cupboard and doors to all rooms. The living room and dining room have been opened up to create a large living space with a bay window to the front, two fireplaces and glazed sliding doors to the sun room. The kitchen has wall and base units with a fitted eye-level double oven, hob and extractor. There is also a larger cupboard, a window to the rear garden and a door to the sun room. The sun room has tiled flooring, windows and double doors out to the garden. Completing the downstairs accommodation is the cloakroom with a W.C, sink and window to the side. ►



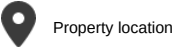
- On the first floor there are three bedrooms and the shower room. Bedroom one is a large double room with a bay window to the front and fitted wardrobes lining one side. Bedroom two is another spacious double room with a window to the rear and an airing cupboard. Bedroom three is a good sized single room with a window to the front. The shower room has fully tiled walls with a walk-in shower, white W.C and a sink. There is a window to the rear.

Externally, the property has a large area to the front, laid with stone chippings, it can either provide a nice garden area or also off-street parking for several cars. A shared drive leads to the rear and to the garage, as well as a gate to the rear garden. The rear garden is split into two main areas, the first is a large patio area in front of the sun room, bordered by raised planted beds. Steps then lead down to the lawned area, which has a large hedge for privacy and access to a storage shed.





LOCATION



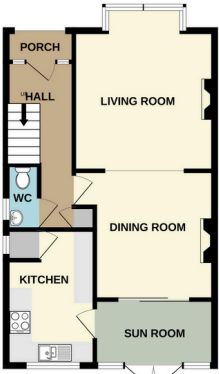
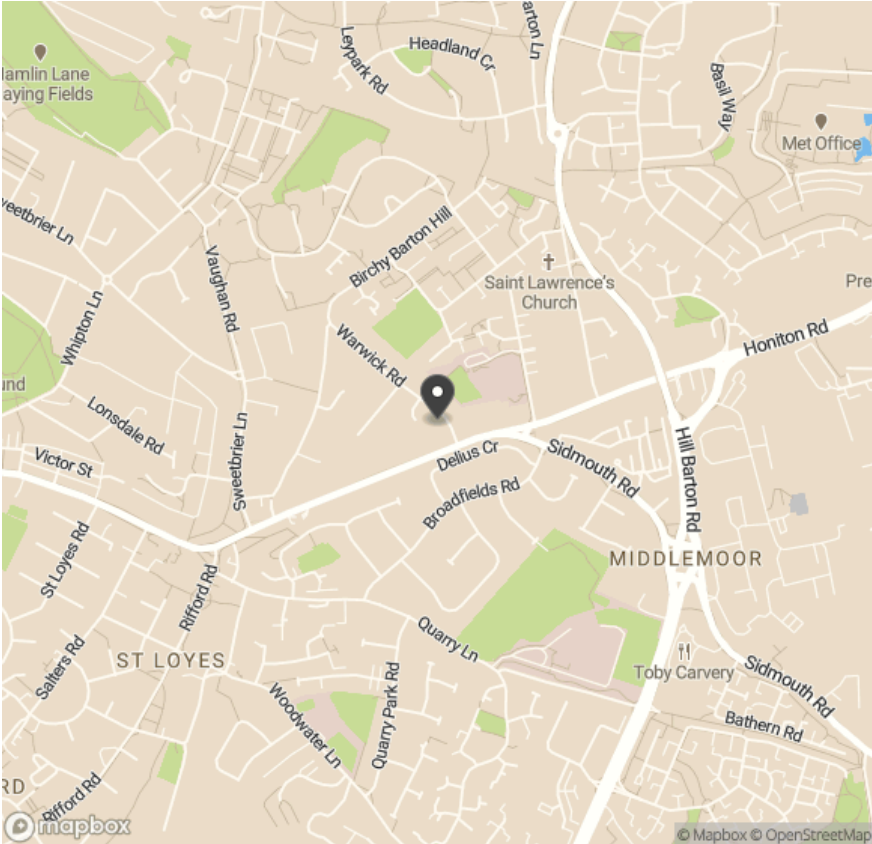
ENERGY PERFORMANCE
CERTIFICATE (EPC)

Current: 62

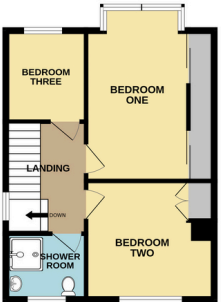
Potential: 76

FLOOR PLAN

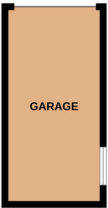
1104 sq ft (102 sq m)



GROUND FLOOR
674 sq ft. (62.6 sq m.) approx.



1ST FLOOR
430 sq ft. (40.0 sq m.) approx.



TOTAL FLOOR AREA: 1104 sq ft. (102.6 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 we guarantee, as far as we are aware, no liability for errors.

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