



Connells

Whipton Lane
Exeter



Property Description

Guide Price £400,000 - £425,000

Situated in an enviable position within the very heart of the highly desirable Heavitree area, this attractive three-bedroom semi-detached home offers generous and flexible living accommodation.

The ground floor comprises three reception areas, providing excellent versatility for growing families or those working from home. The principal lounge flows seamlessly through to a bright conservatory with views over the rear garden. The additional reception rooms offer further options as a dining room, family room, playroom or home office. The kitchen is complemented by a practical utility room, providing valuable additional storage and workspace. To the first floor are three well-proportioned bedrooms together with the family bathroom. Outside, the property benefits from low-maintenance front and rear gardens. A driveway provides off-road parking and leads to a useful car port. The standout feature of this home is undoubtedly its exceptional location. Positioned directly opposite Heavitree Park and within walking distance of local shops, schools, cafés and amenities, properties in this setting are rarely available and highly sought after.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Double glazed front aspect windows and door.

Entrance Hall

Under stairs storage, wall mounted radiator.

Living Room

Internal double glazed front aspect window with stained glass, fireplace with gas fire, wall mounted radiator.

Dining Room

Double glazed front aspect window with stained glass, double glazed side aspect window, laminate flooring, wall mounted radiator.

Kitchen

Double glazed rear aspect window, wall and base units, work surfaces, 1 1/2 bowl sink unit, space for fridge freezer, pantry, serving hatch to dining room, boiler, electric oven, electric hob.

Utility

Double glazed rear aspect window, door to side, base units, plumbing for washing machine.

Conservatory

Double glazed door to side.

Downstairs WC

Double glazed obscured side aspect window, low level toilet, wash hand basin.

Landing

Loft access.

Bedroom 1

Double glazed front aspect window with stained glass, double glazed rear aspect window, picture rail, wall mounted radiator.

Bedroom 2

Double glazed front and side aspect window, picture rail, wall mounted radiator.

Bedroom 3

Double glazed rear aspect window, picture rail, wall mounted radiator.

Shower Room

Double glazed obscured rear aspect window, double shower cubicle with electric shower, low level toilet, wash hand basin with cupboard below, tiling, heated towel rail.

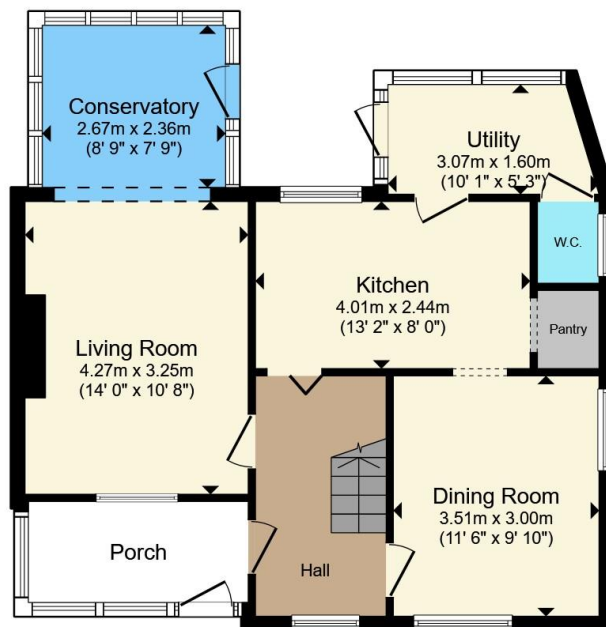
Outside

Driveway, car port with power and light, gate to front access. Rear garden with patio area, raised beds with flowers and shrubs, tap, shed, enclosed by fencing.









Ground Floor



First Floor

Total floor area 100.7 m² (1,084 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

Connells

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

Tenure: Freehold

view this property online connells.co.uk/Property/EXR318116



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