



56 Whipton Lane Heavitree, Exeter, EX1 3DN

Situated in the highly desirable residential area of Heavitree, this impressive three-bedroom semi-detached house has an exceptional position on Whipton Lane with striking uninterrupted views across Heavitree Park. Built in the late 1930s, the spacious property retains its distinctive period charm with generous sized rooms and high ceilings while providing ample scope for modernisation and refurbishment.

The ground floor comes with a front lounge while the kitchen and dining room are at the rear and present the ideal footprint for a contemporary open-plan kitchen/diner/family room opening out onto the rear garden; perfect for entertaining friends and family. Moreover, the practicality of a downstairs cloakroom WC adds to the home's appeal and the property also benefits from uPVC double glazing.

The house is ideally located just across the road 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 also appreciate the convenience of being within easy walking distance to local shops, schools, and public transport links.

A private driveway leads to a garage and the front garden offers exciting potential for additional off-road parking. The sizeable rear garden, attracts plenty of sunshine throughout the day and serves as a tranquil

Guide Price £450,000

56 Whipton Lane

Heavitree, Exeter, EX1 3DN



- NO ONWARD CHAIN, MOTIVATED SELLER
- STRIKING VIEWS ACROSS HEAVITREE PARK
- Spacious Reception Hall
- Front Lounge, Dining Room
- Kitchen, Cloakroom/WC
- 3 Generous Bedrooms, Bathroom
- Electric Heating, uPVC Double Glazing
- Sizeable Rear Garden (backs onto allotments)
- Long Private Driveway, Spacious Garage
- Potential to Convert Front Garden to Parking

Entrance Porch

6'7" x 3'5" (2.03m x 1.06m)

Reception Hall

13'10" x 11'5" (4.24m x 3.49m)

Lounge

12'9" x 11'10" (3.90m x 3.63m)

Dining Room

12'5" x 10'9" (3.80m x 3.29m)

Kitchen

10'11" x 8'10" (3.33m x 2.71m)

Landing

Bedroom 1

12'9" x 12'6" (3.91m x 3.83m)

Bedroom 2

12'2" x 10'11" (3.73m x 3.35m)

Bedroom 3

11'5" x 6'11" (3.48m x 2.12m)

Bathroom

7'6" x 5'10" (2.31m x 1.80m)

Separate WC

Garden

Garage

14'11" x 8'8" (4.57m x 2.66m)

Adjoining Brick Shed/Workshop

14'11" x 5'4" (4.57m x 1.64m)



[Directions](#)





Floor Plan



Total area: approx. 101.0 sq. metres (1086.7 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.

56 Whipton Lane, Exeter

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

