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*5 Shelton Place, North Street, Heavitree, Exeter,
Devon, EX1 2RE*



SOUTHGATE

ESTATES

£385,000

Guide Price





5 Shelton Place

An attractive and well-presented four bedroom terraced house situated in the popular residential area of Heavitree, offering spacious and versatile accommodation arranged over three floors. The property benefits from a generous rear garden and a garage with vehicular access, making it an ideal family home. The internal accommodation briefly comprises an entrance vestibule leading into a welcoming hallway, which in turn provides access to the principal ground floor rooms. On the first floor are two of the bedrooms, along with the main family bathroom and on the second floor are the remaining two bedrooms and a shower room.

The property is ideally situated in Heavitree, a sought-after area of Exeter, benefitting from a wide range of local amenities including independent shops, cafes and supermarkets, along with excellent transport links into the city centre and beyond.





Accommodation The living room is situated to the front of the property and provides a bright yet comfortable space featuring a window allowing for plenty of natural light. A charming log burner set within a recessed fireplace creates an attractive focal point, giving the room a warm and inviting feel. To the rear, the kitchen diner offers a generous open-plan layout, ideal for everyday family living and entertainment. The dining area comfortably accommodates a table and chairs, while the kitchen is fitted with a range of wall and base units, along with worktop space and room for appliances, including an eye-level oven with a separate electric hob. The kitchen also enjoys a pleasant outlook over the garden, with a door providing direct access outside. The ground floor also offers a useful utility room, providing additional space for white goods and storage, as well as a convenient downstairs WC and wash basin. The upper floors provide well-balanced bedroom accommodation, with a generously-proportioned master bedroom featuring two windows to the front aspect allowing plenty of natural light. There is a further similarly sized double room on the top floor with a window to the front offering far-reaching views across the city. The bedrooms offer flexibility for family use, guest space or home working, with bedroom four currently set up as a study. The property benefits from both a family bathroom and an additional shower room, providing convenience for modern family living.

Garden & Garage To the rear of the property is a good-sized garden, offering a fantastic outdoor space suitable for a range of uses. There is ample room for outdoor seating and dining, as well as space for children to play or for keen gardeners to make the most of the space. To the far end of the garden is a garage, which benefits from vehicular access to the rear, providing valuable off-road parking or extra storage.

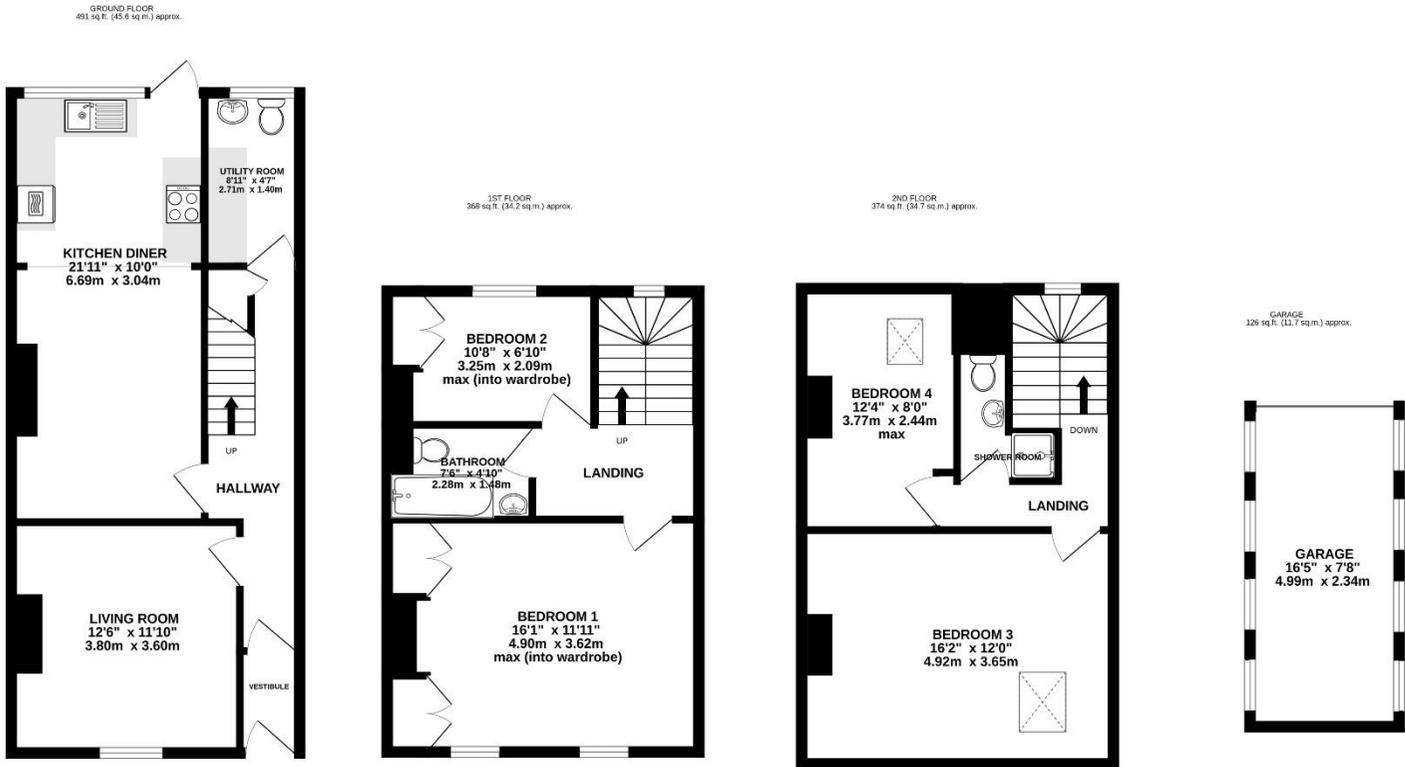
Property Information Tenure: Freehold. Council tax band: C.

- *Terraced House*
- *4 Bedrooms*
- *Enclosed Garden*
- *Garage*
- *Popular Location*
- *Characterful Property*



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1359 sq.ft. (126.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 no guarantee as to their operability or efficiency can be given.
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