



£265,000

East Wonford Hill Heavitree Exeter EX1 3BS

Terraced House | 3 Bedrooms | 1 Bathroom

Landline:- 01392 469333



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# Step Inside

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## Key Features

- THREE BEDROOM  
TERRACED HOUSE
- LOUNGE
- DINING ROOM
- SPACIOUS KITCHEN
- BATHROOM
- UPVC WINDOWS
- RESIDENTS PARKING
- COURTYARD STYLE  
ENCLOSED GARDEN
- FREEHOLD
- COUNCIL TAX BAND B
- NO ONWARD CHAIN
- GREAT LOCATION TO THE  
RD&E HOSPITAL/HEAVITREE

## Main Particulars

\*IN NEED OF MODERNISATION\*THREE BEDROOM TERRACED HOUSE\*LOUNGE\*DINING ROOM\*SPACIOUS KITCHEN\*BATHROOM\*UPVC WINDOWS\*RESIDENTS PARKING\*COURTYARD STYLE ENCLOSED GARDEN\*FREEHOLD\*COUNCIL TAX B\*NO ONWARD CHAIN\* GREAT LOCATION\*

An ideal opportunity for investors, developers and families wishing to modernise this great three bedroom mid-terrace house in a convenient and sought-after area of Exeter. Heavitree offers both the convenience of close proximity to the city centre, as well as easy access to the M5 and the A30. With its own high street, this area enjoys many amenities including a Tesco Express with fuel station, Co-op supermarket, bakery, florist, pharmacy, hairdressers, nail salon, jewellers, charity shops, doctors' surgery, dentist surgery, churches, pubs, takeaways and many more. Situated behind Fore Street is the very popular Heavitree pleasure ground, which attracts many visitors with its summer paddling pools, children's play park, skate park and tennis courts. The grounds also boast a community group named 'Park Life Heavitree, who support the local community and aim to bring people together by running monthly events.

A concrete path leads to the front door, to the right hand side there is a gravelled area with hardy shrubs and a wall with a wrought iron gate making the garden fully enclosed.

Through the front door there is a second door leading.....

### **Entrance Hall**

The entrance hall has a smoke alarm and staircase rising to the first floor and doors to.....

### **Living Room 4.01m x 3.53m**

A spacious living room filled with light from a bay UPVC window to the front aspect, aerial point, phone point, and chimney breast.

### **Dining Room - 3.85m x 3.12m**

Another spacious room, chimney breast, tv point, phone socket, french doors to the lean-to and rear aspect.

### **Kitchen - 3.85m x 2.85m**

The kitchen has a vinyl flooring, plenty of light from two windows to the side and rear aspect, plumbing for a washing machine and gas with connection for a cooker, stainless steel sink with drainer and understairs storage cupboard with smart meter and circuit box. Door leading to lean-to

**Lean-to** - additional area for storage with a door to a downstairs toilet and also additional door leading in to rear garden

### **First floor landing doors leading to.....**

**Bedroom Three - 2.85m x 2.63m** a large UPVC bay window to the rear aspect, airing cupboard.

**Bathroom - 1.98m x 1.86m** Coloured suite comprising of a bath with an electric shower, a pedestal basin, WC and a ceiling heater, UPVC window to side aspect.

**Bedroom Two - 3.31 x 2.94m** UPVC Window to the rear aspect, chimney breast.

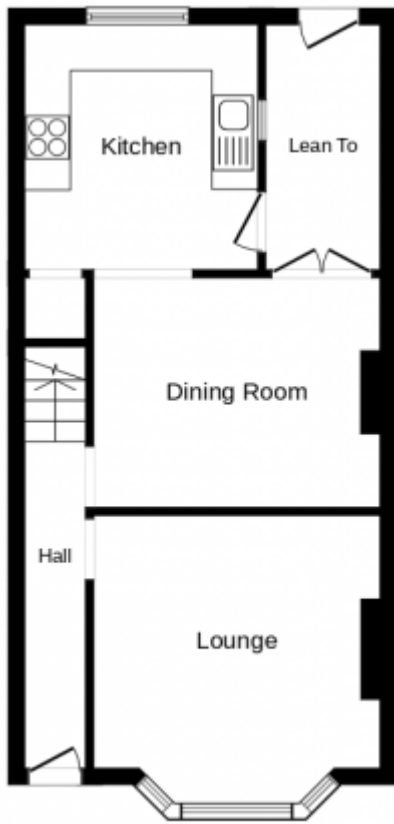
**Bedroom One - 4.63 x 3.28m** A good-sized double, two UPVC windows to the front aspect, chimney breast, built in cupboards.

**Rear Garden** low maintenance courtyard style garden fully enclosed making it safe for both children and pets, a storage shed, a pathway leading to a back gate which then leads onto a service lane for bins.

Council Tax B

Tenure: Freehold





Ground Floor ▼



First Floor ▼

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

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