

### 3 Bed, Heavitree

Mid terrace house with 3 bedrooms situated in Heavitree close to local shops, train and bus links and the M5 motorway. This property also enjoys good access to Exeter City Centre. In brief the accommodation comprises a lounge, kitchen, dining room, conservatory and downstairs WC. To the upstairs there are three bedrooms, one with en-suite, and a bathroom. The attic is fully boarded and benefits from power, lighting and storage space into the eaves. This family home also benefits from low-maintenance front and rear gardens and a garage accessed from the rear. In order to appreciate all this property has to offer, viewing is highly recommended.

#### Entrance and Hallway

A uPVC double glazed front door with obscure glass panels provides access to an entrance vestibule with coat hanging area and stone flooring. A further double glazed door leads into the main hallway of the property. There is access to the kitchen and dining room, stairs to the first floor with two large under stair storage cupboards, a gas central heating radiator and a telephone point.

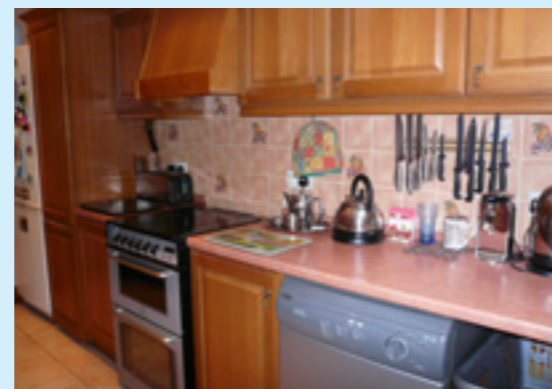
#### Kitchen

14' 5" max x 6' 9" (4.397m x 2.064m) Modern fitted kitchen open-plan with the dining room and benefiting from a breakfast bar. The kitchen has a range of matching base and wall units with roll edge worktops and tiled splash back, a stainless steel sink with drainer and taps, space for a fridge freezer, dishwasher and washer/dryer and a cooker point with extractor fan over. A skylight and spotlights complete the space. A door leads to the downstairs WC and rear vestibule with a double glazed door leads to the rear garden.



#### Downstairs WC

5' 5" x 2' 8" (1.665m x 0.814m) Convenient downstairs WC with low-level WC, wash hand basin with vanity unit under and floor and wall tiles. There is a uPVC obscure double glazed window to the rear aspect.



#### Dining Room

11' 5" x 10' 9" max into alcove (3.484m x 3.282m) Open-plan with the kitchen, the spacious dining room has room for a good-sized dining table and chairs. There are obscure wooden doors to the lounge and uPVC double glazed sliding doors to the conservatory. The flooring is wood laminate and there is a gas central heating radiator.



#### Lounge

13' 2" x 10' 9" plus alcove (4.035m x 3.288m) Lounge with feature brick wall with gas fire place, shelving to the alcoves, TV and telephone points and a gas central heating radiator. A large uPVC double glazed bay window is to the front aspect.

#### Stairs and Landing

Stairs with wooden banister lead to the first floor landing with doors to the three bedrooms and bathroom. A ceiling hatch and pull down loft ladder access the fully boarded loft which benefits from power, lighting and a Velux skylight to the rear aspect. The loft also contains storage into the eaves and the hot water tank with booster tank.

#### Bathroom

5' 7" x 5' 6" (1.723m x 1.680m) White bathroom suite with

bath with power shower, close coupled WC and wash hand basin with vanity unit under. There are tiled walls and an uPVC double glazed obscure window to the rear aspect.

#### Bedroom 1

13' 5" max into bay x 10' 10" (4.103m x 3.324m) Double bedroom with storage to the chimney breast and shelving into the alcoves. A uPVC double glazed bay window is to the front aspect and there is a gas central heating radiator.

#### Bedroom 2

12' 5" x 11' 5" including en-suite (3.804m x 3.488m) Double bedroom with fitted wardrobe, a uPVC double glazed window to the rear aspect and a gas central heating radiator. A door leads to the en-suite shower room.

#### En-Suite

Suite consists of shower cubicle with power shower, pedestal wash hand basin and low-level WC. There is also a light activated extractor fan.

#### Bedroom 3

7' 9" x 6' 11" (2.374m x 2.119m) Single bedroom with fitted wardrobes, chest of drawers, shelving and a uPVC double glazed window to the front aspect. There is a gas central heating radiator and a wall vent.

#### Conservatory

8' 0" x 6' 11" (2.44m x 2.13m) Currently being used as an office and sewing room, the conservatory benefits from shelving, telephone and broadband points and has uPVC double glazed sliding doors giving access to the rear garden. There is a wall mounted boiler in this area.

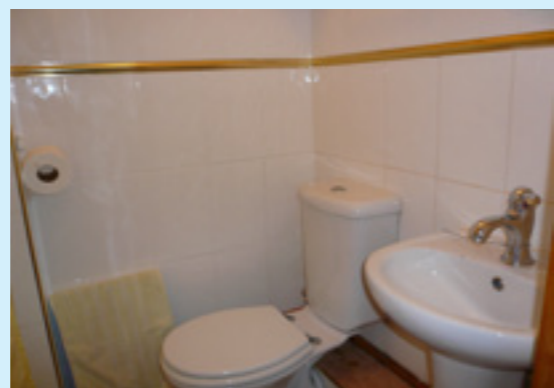
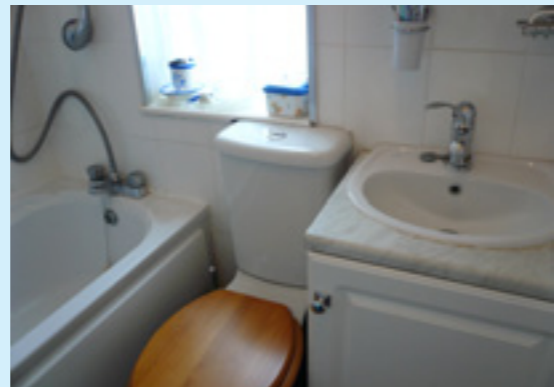
#### Front and Gardens

The property benefits from low-maintenance gardens to both the front and rear. The fully enclosed front garden is paved with shrub borders. The rear garden is paved and has plant and shrub borders, an outside tap, security light and a door to the garage.

#### Garage

The spacious garage is divided into storage and car parking areas. There is power and lighting and an up and an over door which opens out onto the rear service lane.





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Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
69	76	65	73
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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£209,950

25 Hamlin Lane, Heavitree, EXETER EX1 2SB

3 Bedrooms. Open-Plan Kitchen and Dining Room. Lounge and Conservatory. Downstairs WC and En-Suite. Front and Rear Gardens. Garage.

