

1 Anthony Road, Heavitree, Exeter, EX1 2SS



Cooksleys are proud to offer to the market a spacious three-bedroom end of terraced house in a sought after location, conveniently near to Heavitree's comprehensive shopping centre, pleasure park, Ladysmith Primary School, St Sidwell's Point Leisure Centre, Waitrose and Royal Devon and Exeter Hospital. Walking distance to the University's Campuses. The property is in need of modernisation and boasts three bedrooms. The property also has approved planning for further extension. The accommodation benefits from an entrance hall, lounge, dining room, kitchen breakfast room, lean to, bathroom, three bedrooms, shower room, courtyard garden. Viewing is highly recommended.

Offers in Excess of £300,000 Freehold DCX01775

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Accessed via a uPVC part frosted front door, part glazed inner doorway, stairs to the first floor landing, door to the dining room and a radiator.

Dining Room 11' 10" x 11' 5" (3.610m x 3.481m)

Twin side aspect uPVC double glazed window, gas flame effect fire with marble effect surround, door to the kitchen breakfast room and a door to the lounge, coved ceiling, radiator.



Lounge 11' 9" x 13' 0" (3.589m x 3.961m)

Front aspect uPVC double glazed box bay window, television point, coved ceiling, two radiators.



Kitchen/Breakfast Room 12' 6" x 15' 5" (3.822m x 4.695m)

Side aspect uPVC double glazed window with a view over the parkland, fitted range of eye and base level units, stainless steel sink with a mixer tap and single drainer, rolled edge work surfaces, electric cooker point, plumbing for a washing machine and further appliance space, coved ceiling, under stairs storage area, storage cupboards with shelving, seating area, coved ceiling, radiator and door to the inner hallway.



Inner Hallway

Door to the bathroom, door to the lean too, large storage cupboard housing a wall mounted boiler.

Family Bathroom

Rear aspect frosted uPVC double glazed window, four-piece suite benefiting from a fully enclosed shower cubicle with Mira shower, panel enclosed bath, low level WC, wash hand basin, tiled walls and flooring, heated towel rail.



Lean Too 10' 1" x 5' 9" (3.082m x 1.755m)

Side aspect uPVC double glazed window, rear aspect uPVC double doors opening to the courtyard garden.

Brick out Building 14' 4" x 5' 4" (4.362m x 1.632m)

With a work bench, light and power.

First Floor Landing

Doors to bedroom one, bedroom two, bedroom three, shower room, storage cupboard and access to the loft void above.

Bedroom One 15' 4" x 11' 0" (4.669m x 3.351m)

Front aspect uPVC double glazed box bay window and side aspect uPVC double glazed window, coved ceiling.



Bedroom Two 11' 5" x 9' 3" (3.474m x 2.816m)

Side aspect uPVC double glazed window, built in floor to ceiling wardrobes, shelving, coved ceiling.



Bedroom Three 9' 0" x 6' 1" (2.755m x 1.859m)

Rear aspect uPVC double glazed window, shelving and radiator.



Shower Room

Side aspect frosted uPVC double glazed window, three piece suite comprising shower cubicle, low level WC, wash hand basin, shaver point, fully tiled walls.

Rear Garden

Enclosed rear garden, with a large hard standing, wooden side gate and a large brick outbuilding providing storage.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.