

39 Regents Park, Heavitree, Exeter, EX1 2NY



A spacious three bedroom end of terrace property situated in a popular Heavitree location close to the RD & E and local amenities. With accommodation comprising entrance hall, lounge, open plan kitchen/dining room, three first floor bedrooms, family bathroom, enclosed rear garden and garage.

Offers in Excess of £265,000 Freehold DCX02500

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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

Access via uPVC part glazed frosted front door. Wooden flooring. Part glazed door through to the lounge.

Lounge 15' 3" x 12' 5" (4.655m x 3.777m)

Front aspect uPVC double glazed window with view over the front garden. Wood effect flooring. Television point. Radiator. Door through to the kitchen/ dining room.



Kitchen/Dining Room 15' 2" x 13' 0" (4.617m x 3.950m)

Rear aspect uPVC double glazed windows with a view over the rear garden. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces, part tiled walls. Gas cooker point. Seating area. Plumbing for washing machine. Further appliance space. Understairs storage cupboard. Spotlighting, stripped wooden flooring. Part glazed door leads to the rear garden. Stairs to the first floor landing.



First Floor Landing

With doors to bedroom one, bedroom two, bedroom three and bathroom. Access to loft void above. The loft is boarded.

Bedroom One 12' 7" x 9' 3" (3.842m x 2.824m)

Front aspect uPVC double glazed window. Radiator.



Bedroom Two 8' 11" x 9' 1" (2.724m x 2.767m)

Rear aspect uPVC double glazed window with view over the rear garden. Stripped wooden flooring. Built in wardrobes with hanging space and shelving. Radiator.



Bedroom Three 9' 0" x 5' 9" (2.735m x 1.760m)

Front aspect uPVC double glazed window. Stripped wooden flooring. Radiator.



Workshop

To the side of the property is a workshop with electricity and a water supply.



Bathroom

Rear aspect frosted uPVC double glazed window. Three piece white suite comprising panel enclosed bath, low level WC and pedestal wash hand basin. Part tiled walls, extractor fan and radiator.



Garage

With metal up and over door situated in a nearby block.



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Rear Garden

Private enclosed rear garden mainly laid to lawn with raised decked seating area. Mature trees, shrub borders and gates access to the car park.



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