

56 Kingsway, Heavitree, Exeter, EX2 5EN



Situated in the ever-popular Heavitree location, this beautifully presented three-bedroom semi-detached home offers generous living space. The accommodation briefly comprises an entrance hallway, lounge, dining room, modern kitchen, utility area, cloakroom, three first floor bedrooms, family bathroom, enclosed large rear garden. shared driveway. Heavitree remains a highly sought-after area, particularly popular with families, thanks to its proximity to good schools, local shops, transport links and amenities. The location is also ideal for commuters, offering easy access out of Exeter and onto the M5.

Offers in Excess of £325,000 Freehold DCX02980

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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 Hallway

Accessed via a part glazed composite front door, doors to the lounge, dining room, access to the kitchen, understairs cupboard. Stairs to the first floor landing, side aspect uPVC double glazed window, telephone point, picture rail, laminate flooring and a radiator.

Lounge 12' 2" x 12' 2" (3.708m x 3.710m)

Front aspect uPVC double glazed window, recessed gas fireplace, television point, picture rail, radiator.



Dining Room 11' 9" x 9' 8" (3.584m x 2.957m)

Rear aspect uPVC double glazed window, picture rail, laminate floor, radiator.



Kitchen 8' 6" x 8' 11" (2.588m x 2.713m)

Side aspect uPVC double glazed windows, fitted range of eye and base level units, stainless steel sink with a mixer tap and a single drainer, rolled edge work surfaces, integrated oven and hob with an extractor fan above, plumbing for a slimline dishwasher, further appliance space, storage recess, access to the utility area.



Utility area 5' 1" x 5' 9" (1.545m x 1.745m)

Rear aspect frosted double glazed door leading to the garden, plumbing for a washing machine and space for other appliances. Door to the downstairs cloakroom.

Cloakroom

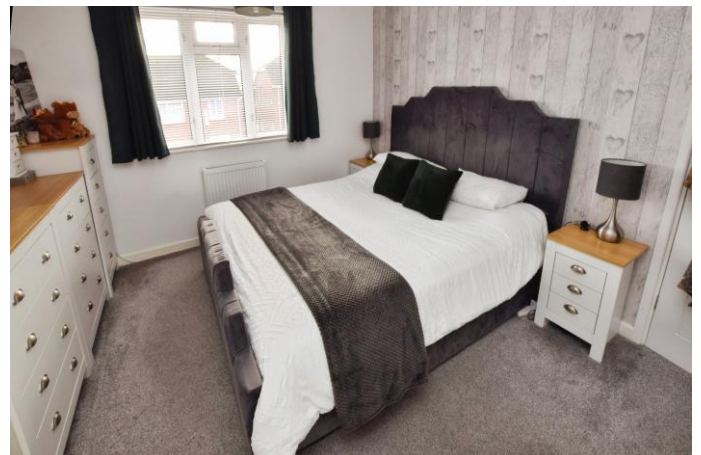
Rear aspect frosted double glazed window, low level WC, radiator.

First Floor Landing

Side aspect uPVC double glazed window, doors to bedroom one, bedroom two, bedroom three, bathroom, access to the loft void above. Storage cupboard.

Bedroom One 12' 3" x 10' 10" (3.739m x 3.293m)

Front aspect uPVC double glazed window, television point, picture rail and radiator.



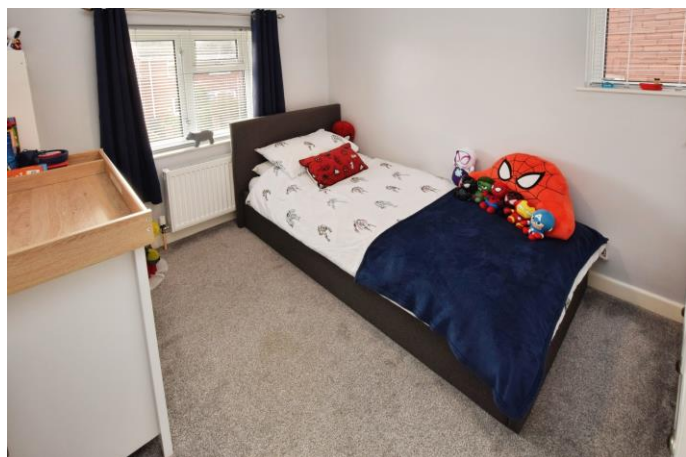
Bedroom Two 11' 7" x 10' 9" (3.523m x 3.281m)

Rear aspect uPVC double glazed window with a view over the rear garden, picture rail, radiator.



Bedroom Three 9' 11" x 7' 11" (3.010m x 2.422m)

Dual aspect uPVC double glazed windows, radiator.



Family Bathroom

Rear aspect uPVC frosted double glazed window, three suite modern suite benefiting from a bath with a mixer tap and Tritron shower above, low level WC, wash hand basin, heated towel rail.



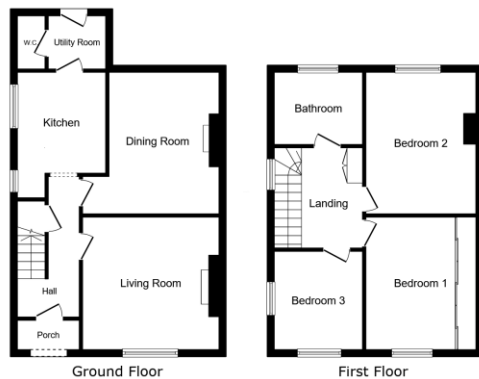
Rear Garden

Enclosed large rear garden, mainly laid to lawn with a mature tree, brick built outbuilding, paved seating area, wooden gate to the side of the property via the shared driveway.



Front garden

Mainly laid to lawn with pedestrian access to the front door, shared driveway to the side of the property.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

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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.

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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.

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Energy performance certificate (EPC)

56, Kingsway EXETER EX2 5EN	Energy rating E	Valid until 19 September 2028
	Current number	7321-4385-0040-3926

Property type Semi-detached house
Total floor area 92 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)