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*29 Carlyon Gardens, Exeter, Devon, EX1 3AG*



SOUTHGATE  
— ESTATES —

£270,000 –  
£280,000





## *Terraced House, 3 Bedrooms , Modern Kitchen , Modern Shower Room, Well Presented, Front and Rear Garden, Garage*

Asking price £270,000 - £280,000.

Situated in the sought after area of Heavitree is this 3-bedroom terraced house with well presented accommodation throughout. It is particularly suited to first time buyers or due to its location could be a good purchase for investors as a rental property. Heavitree has an array of shops, hairdressers, pubs, doctors surgeries, and food outlets and a petrol station. Heavitree recreation ground is just a short walk from the property, great for children to play and for dog walkers, there are tennis courts here as well as a cafe, and in the warmer months a paddling pool for children to enjoy. In brief the accommodation on offer comprises on the ground floor, a light and spacious living room with open plan dining area, a modern fitted kitchen with access to the rear garden. Upstairs there are 2 double bedrooms, a single bedroom and a modern fitted shower room. The property also benefits from front and rear gardens, parking and a single garage to the rear.

*Ground Floor:* The front door leads into an entrance hallway with space for storage under the stairs. Doors leading into the Living room/Diner and a separate door to the kitchen. The Living room is very light with dual aspect windows, Oak effect laminate flooring, open plan dining area with a large window overlooking the rear garden. A door from here opens into the modern fitted kitchen which was installed just a few years ago. From the entrance hallway stairs lead to the first floor.

*First Floor :* Landing with doors leading to the Master bedroom which is located at the front of the property, a further double bedroom is located to the rear and the single bedroom also located to the front. A modern shower room fitted within the last few years completes the upstairs accommodation.

*Outside:* Benefitting from front and rear gardens. The rear garden has gated access to the parking area and single garage, as well as a storage shed.



*Energy Performance Rating*



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Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.



**SOUTHGATE**  
ESTATES

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