

## 29 Carlyon Gardens, Heavitree, Exeter, EX1 3AG



Cooksleys Estate Agents are delighted to bring to the market this three bedroom mid terrace property in need of some updating located within the popular and well established residential area of Heavitree. Enjoying a tucked away position this property is conveniently situated within easy reach of Heavitree Park, well regarded primary and secondary schools, and a regular bus service. The spacious accommodation comprises in brief entrance hall, dual aspect living room/diner, kitchen to the ground floor. Three bedrooms, bathroom and separate cloakroom are situated to the first floor. Outside are front and rear gardens, a garden store and a single garage located to the rear of the property with an additional parking space.

Offered for sale with no onward chain internal viewing is highly recommended to appreciate all this property has to offer.

**Asking Price £220,000**

**Freehold**

**DCX01692**

# 29 Carlyon Gardens, Heavitree, Exeter, EX1 3AG

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 part frosted uPVC front door. Doors to the Lounge and Kitchen. Stairs to First Floor Landing. TV point. Radiator.

### Kitchen 11' 3" x 8' 8" (3.426m x 2.653m)

Rear aspect uPVC double glazed window with view over the rear garden. Fitted range of eye and base level units with stainless steel sink with single drainer. Roll edge work surfaces. Part tiled walls. Electric cooker point. Plumbing for washing machine. Wall mounted boiler. Further appliance space. Tiled flooring. Radiator. uPVC part frosted door leads to the rear garden. Door to the open plan Lounge Dining Room.



### Lounge Dining Room 21' 6" x 12' 9" (6.560m x 3.897m)

Front and rear aspect uPVC double glazed windows. TV point. Seating area. Two radiators.



### First Floor Landing

Doors to Bedroom One, Bedroom Two, Bedroom Three and Bathroom. Separate cloakroom. Access to the loft void above.

### Bedroom One 11' 1" x 9' 9" (3.383m x 2.969m)

Front aspect uPVC double glazed window. Built in double wardrobe with hanging space. Radiator.



### Bedroom Two 11' 4" x 8' 3" (3.451m x 2.511m)

Rear aspect uPVC double glazed window. Built in wardrobe with hanging space. Radiator



**Bedroom Three 8' 3" x 9' 1" (2.512m x 2.766m)**  
 Front aspect uPVC double glazed window. Airing cupboard with foam dipped water tank. Radiator.



**Bathroom**  
 Rear aspect frosted uPVC double glazed window. Bath with twin hand grips and shower above. Pedestal wash hand basin. Part tiled walls. Radiator.



**Cloakroom**  
 Rear aspect frosted uPVC double glazed window. Low level WC.

**Rear Garden**  
 Enclosed rear garden mainly laid to lawn with large workshop with light and power. Garage in a nearby block.



**Note - non standard construction - crosswall**



## Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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Cookleys 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.