

## 33a, Regents Park, Heavitree, Exeter, EX1 2NY



A good sized three bedroom property in a sought after central Heavitree location. The property offers a spacious living room, generous kitchen/diner, three good bedrooms and modern shower room. Front and rear gardens with off road parking. Gas central heating and double glazed throughout. No chain.

**Offers in the Region Of £245,000   Freehold   DCX02024**

# 33a, Regents Park, Heavitree , Exeter, EX1 2NY

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 Porch

Accessed via uPVC front door with hanging space and part glazed door to the hallway.

### Hallway

Doors to the Lounge, Kitchen Dining Room.

### Lounge 10' 10" x 12' 5" (3.313m x 3.793m)

Front aspect uPVC double glazed window. TV point. Radiator.



### Kitchen Dining Room 15' 4" x 12' 10" (4.672m x 3.919m)

Rear aspect uPVC double glazed windows. Door leads to the rear garden. Fitted range of eye and base level units with stainless steel sink and single drainer. Roll edge work surfaces. Part-tiled walls. Electric cooker point. Plumbing for a washing machine. Under stairs storage cupboard. Further appliance space. Seating area. Stairs through to the First Floor Landing



### First Floor Landing

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

### Bedroom Three 9' 0" x 6' 0" (2.735m x 1.828m)

Front aspect uPVC double glazed window. Radiator.



### Bedroom One 12' 10" x 9' 0" (3.917m x 2.751m)

Front aspect uPVC double glazed window. Storage cupboard. Radiator.



### Bedroom Two 8' 10" x 8' 10" (2.690m x 2.685m)

Rear aspect uPVC double glazed window. Built in storage cupboard. Radiator.



### Bathroom

Rear aspect frosted uPVC double glazed window. Three piece suite comprising of a fully enclosed shower cubicle, low level WC and pedestal wash hand basin. Part tiled walls. Radiator



### Rear Garden

Enclosed rear garden with off road parking for one vehicle.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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