

## 11 Birchy Barton Hill, Heavitree, Exeter, EX1 3ET



Cooksleys are proud to present a three bedroom semi detached property to the market, situated with elevated views over the city. In need of some updating with accommodation benefiting from a large entrance hall, lounge, dining room, kitchen, cloakroom, lean to, three first floor bedrooms, family bathroom, enclosed rear garden mainly laid to lawn, off road parking to the front for two vehicles. No onward chain.

**Offers in the Region of £350,000    Freehold    DCX02061**

# 11 Birchy Barton Hill, Heavitree, Exeter, EX1 3ET

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 part frosted stained glass front door with door through to the dining room. Opening through to kitchen. Turning staircase to first floor. Radiator. Downstairs storage cupboard.

### Dining Room 11' 0" x 10' 11" (3.35m x 3.34m)

Picture rail. Radiator. Opening through to



### Lounge 14' 1" x 11' 0" (4.28m x 3.35m)

Rear aspect uPVC bay window with view of the rear garden. Gas flame effect fireplace with brick surround and tiled hearth. Picture rail. Television point. Radiator.



### Kitchen 12' 5" x 8' 4" (3.78m x 2.55m)

Rear aspect uPVC double glazed window with view over the rear garden. Fitted range of eye and base level units with roll edge work surfaces. One and a half bowl stainless steel sink with mixer tap and drainer. Electric cooker point. Plumbing for washing machine. Further appliance space. Part frosted door to



### Lean to/ Garden Room

With access to storage cupboard and shelving. Part glazed door leads to the rear garden and part glazed door to the front garden. Access to

### Cloakroom

Rear aspect frosted window. WC. Wash hand basin. Electric wall mounted heater.

### First Floor Landing

With side aspect uPVC double glazed window. Doors to bedrooms and bathroom. Loft access hatch.

**Bedroom One 13' 6" x 10' 11" (4.12m x 3.34m)**

Rear aspect uPVC double glazed bay window with views over the garden and city beyond. Radiator.



**Bedroom Two 11' 9" x 10' 11" (3.59m x 3.34m)**

Front aspect uPVC double glazed window. Wall lights. Radiator.



**Bedroom Three 8' 4" x 7' 5" (2.53m x 2.27m)**

Front aspect uPVC double glazed window with view over the front garden. Storage recess. Cupboard. Radiator.



**Bathroom**

Side and rear aspect uPVC double glazed frosted windows. Three piece suite comprising panel enclosed bath with Mira shower above. Low level WC. Pedestal wash hand basin. Part tiled walls. Shelving. Hot water tank. Radiator.



**Rear Garden**

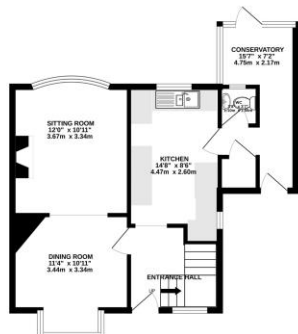
Private enclosed rear garden with panel fencing and hedges with paved seating area and large lawned area. Shrub borders. Pedestrian walkway down to the workshop.



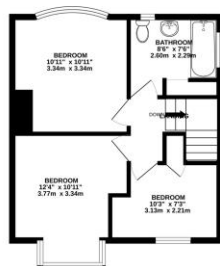
**Off Road Parking**

For two vehicles.

GROUND FLOOR  
525 sq ft (48.5 sq.m.) approx.

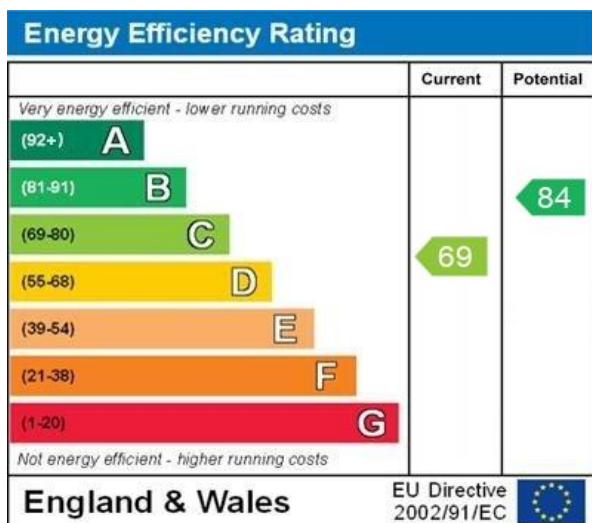


1ST FLOOR  
419 sq ft (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 944 sq ft (87.7 sq.m.) approx.

©2014 EPC4U.COM. All rights reserved. This document is the property of EPC4U.COM. It is not to be used, reproduced, or distributed in any form without the prior written permission of EPC4U.COM. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. EPC4U.COM is not a financial institution and does not provide any financial services. EPC4U.COM is not a financial institution and does not provide any financial services. EPC4U.COM is not a financial institution and does not provide any financial services.



WWW.EPC4U.COM

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.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cookcleys 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.