



## 8 Shaul House Alpha Street Heavitree, Exeter, EX1 2SP

Situated in the desirable area of Alpha Street, Heavitree, this well appointed first-floor flat conversion offers a delightful living space that is both light and airy. Comprising two well-proportioned bedrooms, a spacious lounge/dining room, modern kitchen and bathroom, this property is perfect for first-time buyers or those looking for a sound investment opportunity in the rental market lying within easy walking distance of hospitals and the city centre.

The apartment is ideally situated near Heavitree Pleasure Park, a popular destination for families, providing ample recreational activities. Local shops, amenities, and a health centre are all within easy reach, ensuring that daily conveniences are nearby; a family run newsagents/convenience store literally just round the corner. Additionally, the property benefits from excellent transport links, with a regular bus route connecting you to the city centre and St David's Station, making commuting a breeze.

The vibrant community surrounding this flat is further enhanced by the newly constructed community hub at Heavitree Park, which features a café, perfect for socialising and enjoying leisurely afternoons. With strong interest anticipated, this property is not to be missed. Early viewings are highly recommended to secure this well placed home in a sought-after location.

**Asking Price £142,950**

# 8 Shaul House Alpha Street

Heavitree, Exeter, EX1 2SP



- NO ONWARD CHAIN
- Private Entrance Hall
- 2 Double Bedrooms
- Residents' On Street Permit Parking
- CLOSE TO SHOPS, PARK & HOSPITALS
- Lounge/Dining Room
- Bathroom
- Communal Entrance Hall
- Kitchen (with Velux window)
- Electric Heating

Communal Entrance Hall

Private Entrance Hall

Lounge/Dining Room

15'3" x 12'11" (4.65m x 3.96m)

Kitchen

7'9" x 6'6" (2.38m x 2.00m)

Bedroom 1

12'3" x 8'2" (3.74m x 2.51m)

Bedroom 2

9'11" x 8'2" (3.03m x 2.51m )

Bathroom

6'0" x 4'9" (1.84m x 1.46m)

Service Charge/Management Fee

Tenure - Tenure - Leasehold,199 years  
from 1994



Directions







Floor Plan



Total area: approx. 48.9 sq. metres (526.1 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

Flat 8, Shaul House, Exeter

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