



16 Victor Street Heavitree, Exeter, EX1 3BT

MOTIVATED SELLER - PRICED TO SELL. A modernised and well appointed 2 double bedroom mid-terrace house featuring attractive hard landscaped rear garden with sunny south facing aspect. This property comes with entrance vestibule and hall, lounge and separate dining room, kitchen, first floor bathroom and the home comforts of gas central heating & uPVC double glazing. The attractive garden has been carefully designed to create a low maintenance outdoor space with enviable suntrap seating area/patio; the perfect environment for a touch of 'alfresco style' eating and entertaining or simply to sit and relax on those warm sunny days/evenings with a good book. A gate provides rear pedestrian access on to a service lane.

This sought after street comes with 'residents' only' on street permit parking.

The property is situated in a very popular and convenient location lying close to Heavitree shops, pleasure park, hospitals, Exeter Business Park and M5/A.30. Perfect for those seeking their first home or an investment property for the rental market.

Strong interest anticipated and early viewings highly recommended.

Guide Price £249,500

16 Victor Street

Heavitree, Exeter, EX1 3BT



- NEAR HEAVITREE PARK
- Dining Room
- Modern Bathroom (first floor)
- On Street Residents' Permit Parking
- Entrance Vestibule & Hall
- Kitchen
- Gas Central Heating & uPVC Double Glazing
- Lounge
- 2 Double Bedrooms
- Sunny Rear Garden (south facing)

Entrance Hall

Rear Garden

Dining Room

Parking

11'3" x 10'4" (3.43m x 3.17m)

Lounge

11'4" x 10'5" (3.47m x 3.18m)

Kitchen

8'5" x 6'3" (2.57m x 1.93m)

Landing

Bedroom 1

14'3" x 10'4" (4.35m x 3.17m)

Bedroom 2

11'3" x 9'8" (3.43m x 2.96m)

Bathroom

8'2" x 7'0" (2.51m x 2.15m)



Directions



Floor Plan



Ground Floor

First Floor

Total area: approx. 69.9 sq. metres (752.7 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.

16 Victor Street, Exeter

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		