



## 60 The Maltings Church Street Heavitree, Exeter, EX2 5EJ

DETACHED BUNGALOW EDGE OF RETIREMENT COMPLEX! NO ONWARD CHAIN.

A rare and exciting opportunity to acquire this little known retirement gem, a modernised and superbly maintained 2 bedroom detached bungalow in a stunning, almost parkland style setting backing onto neighbouring grounds abounding with a wide range of mature trees. This striking backdrop provides the bungalow and the attractive west facing walled garden with very special surroundings. Although it doesn't feel like it, the bungalow forms part of a sought after retirement development where new owners can enjoy the best of both worlds, independent living in a tucked away position while, at the same time, benefitting from an extra sense of security and peace of mind.

Life is for living..... The Maltings will help you live it to the full. Key communal features include lift or stairs to all floors, residents' lounge with kitchen area, laundry room, day time house manager, intercom entry system, intruder alarm and 24 hour 'careline' (emergency pull cords fitted in all apartments). This sought after development comes with well maintained communal grounds and is well positioned in the centre of Heavitree close to local shops, amenities, church, health centre and a bus stop providing a regular service to and from the city centre.

Strong interest anticipated and early viewings highly recommended.

**Guide Price £315,000**

# 60 The Maltings Church Street

Heavitree, Exeter, EX2 5EJ



- PERFECT RETIREMENT BUNGALOW, NO ONWARD CHAIN!
- Entrance Hall,
- Spacious Lounge
- Modernised Kitchen, Conservatory/Diner
- 2 Bedrooms, Modern Shower Room
- uPVC Double Glazing
- Modern Electric Programmable Heaters
- Attractive Walled Garden (west facing, side access)
- Spacious Single Garage
- Private Parking Space (in front of garage)

## Entrance Hall

## Garden

## Lounge

## Service Charge

16'5" x 13'5" (5.01m x 4.09m)

## Kitchen

8'5" x 7'10" (2.58m x 2.40m)

## Conservatory/Diner

8'8" x 8'4" (2.65m x 2.55m)

## Shower Room

7'8" x 6'10" (2.36m x 2.09m)

## Bedroom 1

11'9" x 10'1" (3.60m x 3.09m)

## Bedroom 2

10'1" x 7'6" (3.09m x 2.31m)

## Garage

18'0" x 8'11" (5.49m x 2.73m)



Directions





# Floor Plan



Total area: approx. 75.1 sq. metres (808.3 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.

## 60 The Maltings, 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		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC		EU Directive 2002/91/EC		