



19 Sycamore Close

Heavitree, Exeter, EX1 3DF

An extended 2 bedroom detached bungalow featuring spacious study/occasional guest bedroom with connecting door to garage. The property is offered in well maintained condition while presenting new owners with the opportunity to modernise and refurbish to their own standards. The sizeable rear garden attracts plenty of sunshine throughout the day and there is off road parking for two vehicles and a spacious single garage. The property quietly nestles at the far end of this favoured cul-de-sac in a generous level plot and is likely to appeal to the active retired or families.

This cul-de-sac is well placed within easy reach of local shops, hospitals, main transport routes and a regular bus service to and from the city centre.

Guide Price £330,000

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- NO ONWARD CHAIN
 - Spacious Lounge/Dining Room
 - Spacious Study (occasional 3rd bedroom)
 - Sizeable Level Gardens. Garage (with internal link)
- QUIET CUL-DE-SAC
 - Extended Kitchen, Conservatory
 - Shower Room (with window)
- 'L' Shaped Entrance Hall
 - 2 Bedrooms
 - Gas Central Heating & uPVC Double Glazing

Entrance Hall	Gardens
Lounge/Dining Room	Garage
19'2" x 14'6" (5.85m x 4.42m)	14'8" x 10'6" (4.49m x 3.21m)
Kitchen	
14'7" x 9'0" (4.47m x 2.75m)	
Conservatory	
10'6" x 7'3" (3.21m x 2.22m)	
Bedroom 1	
11'10" x 9'7" (3.63m x 2.94m)	
Bedroom 2	
8'11" x 8'7" (2.74m x 2.63m)	
Study/Occasional 3rd Bedroom	
13'10" x 12'10" (4.23m x 3.93m)	
Shower Room	
6'6" x 6'3" (1.99m x 1.93m)	

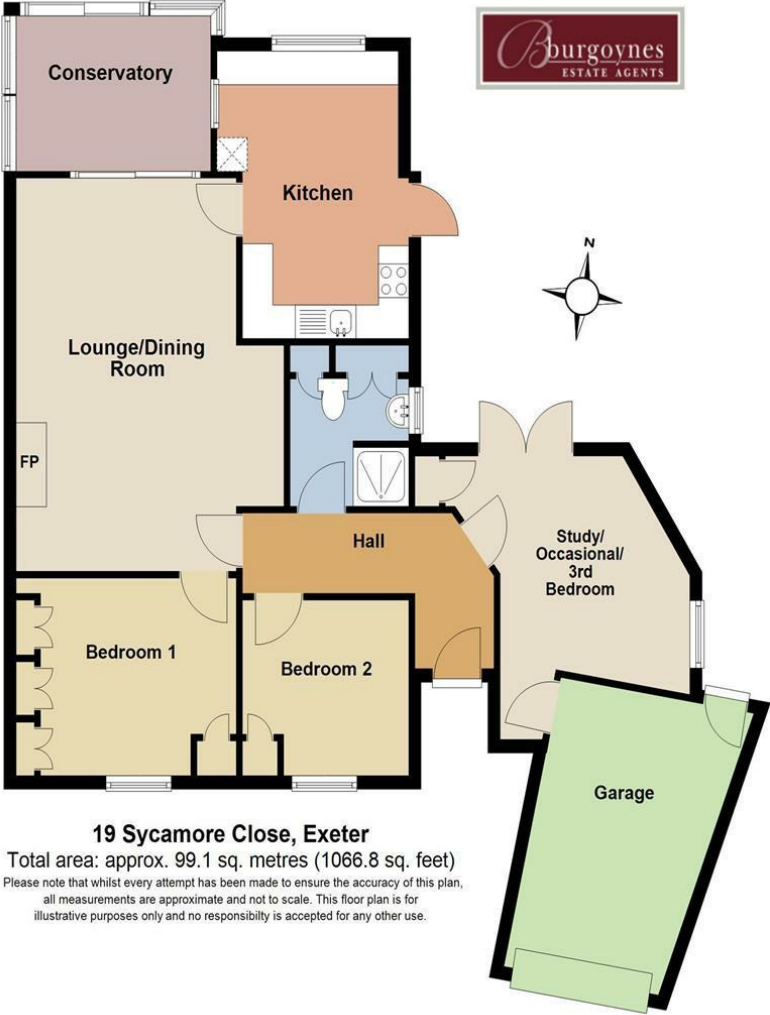


[Directions](#)





Floor Plan



19 Sycamore Close, Exeter
Total area: approx. 99.1 sq. metres (1066.8 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.

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