



## 8 Shelton Place

North Street, Heavitree, Exeter, EX1 2RE

An exciting opportunity to acquire this spacious 4-bedroom mid terrace period property dating back to the late 1830's and offering well appointed accommodation spanning three storeys.

The impressive property comes with plenty of character and features two inviting reception rooms, a well maintained kitchen, four double bedrooms and a bathroom. The bathroom can be found on the first floor and the property is equipped with the home comforts of gas central heating and uPVC double glazing, providing warmth and energy efficiency throughout the year.

Outside, the sizeable west facing rear garden attracts plenty of sunshine from mid morning and offers a tranquil retreat, ideal for social gatherings or as an outdoor sanctuary for relaxation and well being. A garage stands at the bottom of the garden with vehicular access via a service lane and an access door connecting with the garden. There is residents' on street permit parking on North Street and the surrounding neighbourhood.

Heavitree is a highly sought after residential area with a comprehensive shopping centre & bustling community. Location is key, and this charming home is just a stone's throw from local shops, a health centre, and schools, making it perfect for families. The regular bus service to and from the city centre adds to the convenience, while Heavitree Pleasure Park, with its array of recreational activities and popular café/community

**Guide Price £350,000**

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- MOTIVATED SELLER, PRICED TO SELL.
- Kitchen
- Gas Central Heating and uPVC Double Glazing
- On Street Residence Permit Parking
- Entrance Vestibule & Hall
- 4 Double Bedrooms
- Sizeable Rear Garden (west facing)
- Lounge, Dining Room
- Bathroom (first floor)
- Large Single Garage

## Entrance Vestibule

## Entrance Hall

## Lounge

14'5" x 11'9" (4.40m x 3.60m)

## Dining Room

12'1" x 11'5" (3.70m x 3.50m)

## Kitchen

9'10" x 7'2" (3.00m x 2.20m)

## Landing

## Bedroom 1

17'4" x 11'9" (5.30m x 3.60m)

## Bedroom 2

12'1" x 10'2" (3.70m x 3.10m)

## Bathroom

## Landing

## Bedroom 3

17'8" x 11'9" (5.40m x 3.60m)

## Bedroom 4

12'1" x 11'5" (3.70m x 3.50m)

## Garden

## Garage

16'4" x 12'5" (5.00m x 3.79m)

## Parking



Directions



# Floor Plan



Total area: approx. 130.2 sq. metres (1401.2 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.

**8 Shelton Place, 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		69	84
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	