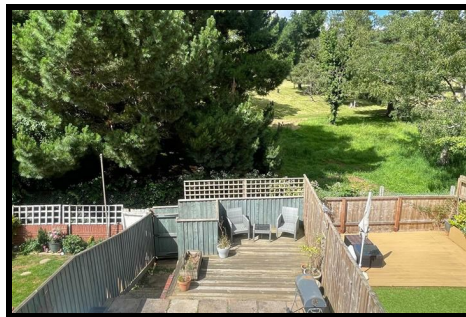




14 Hanover Road

Heavitree, Exeter, EX1 2TA

A spacious 3 bedroom mid-terraced house in a desirable location close to Heavitree Park. The property is presented in well maintained condition while offering potential for modern enhancements and allowing new owners the chance to personalise and modernise the space to their own tastes. Outside, the sizeable rear garden enjoys a picturesque setting backing onto a diverse array of trees in Heavitree Higher Cemetery. Laid to decking and pavings, this low maintenance garden offers a tranquil retreat, ideal for social gatherings or as an outdoor sanctuary for relaxation and well-being. A gate provides convenient rear access.

Modern comforts are well catered for, with gas central heating and uPVC double glazing ensuring warmth and energy efficiency throughout the year. Practicality is key, with a conservatory and a downstairs cloakroom/WC providing added convenience. Additionally, residents can take advantage of on-street permit parking on Hanover Road and in the surrounding area, making it convenient for both residents and visitors.

Heavitree is a highly sought after residential area with a comprehensive shopping centre & bustling community. Location is key, and this charming home lies within easy walking distance from local shops, a health centre, hospitals and schools, making it a wonderful opportunity for first time buyers, families and professionals alike. 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 hub venue, is merely a short walk away.

Guide Price £325,000

14 Hanover Road

Heavitree, Exeter, EX1 2TA



- NO ONWARD CHAIN, MOTIVATED SELLER
 - Lounge/Dining Room
 - 3 Bedrooms & Shower Room
 - Residents' On Street Permit Parking
- CLOSE TO HEAVITREE PARK & CEMETERY
 - Sizeable Kitchen
 - Gas C.H. & uPVC Double Glazing
- Entrance Vestibule & Hall
 - Conservatory & Downstairs WC
 - Paved and Decked Rear Garden

Entrance Hall	Bedroom 2
Lounge/Dining Room	11'3" x 8'10" (3.45m x 2.71m)
Lounge Area	Bedroom 3
11'6" x 10'9" (3.53m x 3.30m)	8'3" x 8'0" (2.53m x 2.46m)
Dining Area	Shower Room
11'6" x 11'3" (3.53m x 3.45m)	Garden
Kitchen	
12'0" x 8'3" (3.66m x 2.54m)	
Conservatory	
7'1" x 5'10" (2.18m x 1.78m)	
Separate WC	
Landing	
Bedroom 1	
14'7" x 10'9" (4.45m x 3.30m)	

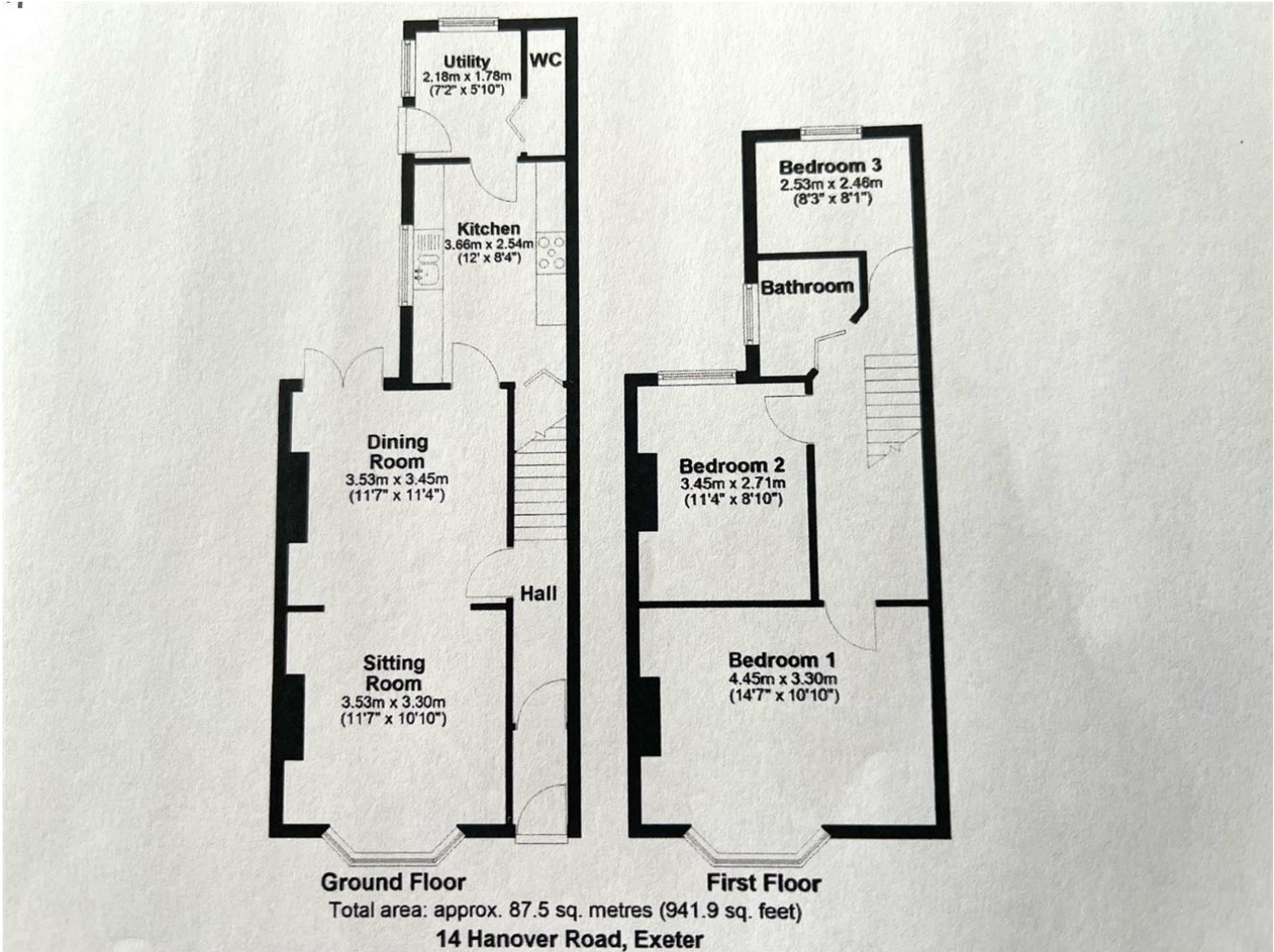


Directions





Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

