Burgoynes
ESTATE AGENTS

25 Vaughan Road

Heavitree, Exeter, EX1 3DH

Situated in the highly desirable area of Heavitree, this distinctive detached house on Vaughan Road presents a unique opportunity for discerning buyers & landlords. With its striking turret design, this property not only boasts immediate curbside appeal but also offers picturesque views of the surrounding trees and communal green spaces.

Constructed within the last decade, this home features three spacious double bedrooms, providing ample space for families or those seeking extra room for guests. The property includes two well-appointed bathrooms, ensuring convenience for all residents. The large living room is a highlight, enhanced by two sets of patio doors that lead to a delightful south-west facing patio garden, perfect for enjoying sunny afternoons and entertaining guests.

Modern comforts are at the forefront of this residence, with gas central heating and uPVC double glazing ensuring warmth and energy efficiency throughout the year. A practical utility room with a WC adds to the convenience of daily living, making this home as functional as it is stylish.

For those who enjoy outdoor activities, the property is just a short stroll from Hamlin Lane Playing Fields and the popular Heavitree Pleasure Park, making it an ideal location for families and dog owners alike.

Guide Price £375,000

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- NO ONWARD CHAIN, SOUGHT AFTER LOCATION
- Reception Hall, Utility Room with WC
- 3 Double Bedrooms (one en-suite)
- Generous Off Road Parking
- HIGHLY INDIVIDUAL PROPERTY - MUST BE SEEN!
- Large Lounge/Dining Room
- Sizeable Family Bathroom
- NEAR HEAVITREE PARK & GOOD TRANSPORT LINKS
- Modern Well Fitted Kitchen
- Gas Central Heating & uPVC Double Glazing

Reception Hall

10'2" x 4'6" (3.10m x 1.39m)

Utility/Cloakroom WC

9'3" x 5'6" (2.82m x 1.70m)

Lounge/Dining Room

20'2" x 15'0" (6.16m x 4.58m)

Kitchen

13'6" x 10'0" (4.13m x 3.05m)

Landing

Family Bathroom

8'5" x 5'8" (2.57m x 1.75m)

Bedroom 1

12'9" x 11'4" (3.89m x 3.47m)

Bedroom 2

11'3" x 8'7" (3.45m x 2.64m)

Bedroom 3

12'8" x 10'0" (3.87m x 3.05m)

En-Suite Shower Room

6'2" x 5'1" (1.88m x 1.57m)

Generous Off Road Parking

Sunny Low Maintenance Garden

Directions

Floor Plan

Total area: approx. 90.3 sq. metres (972.4 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 responsibilty is accepted for any other use.

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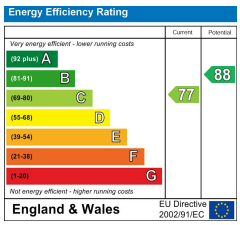

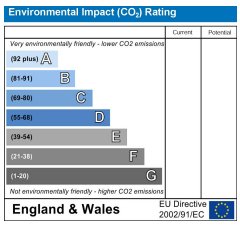

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