



## 79 Chard Road Heavitree, Exeter, EX1 3AY

Situated in the highly sought after area of Chard Road, this extended semi-detached house was built in the 1930s and offers excellent accommodation appealing to modern day family living. With three well-proportioned bedrooms, generous lounge and family room areas, extended kitchen/diner and a downstairs cloakroom/wc, this sizeable property provides an ideal arrangement for those seeking extra space. The house also comes with a well-appointed bathroom on the first floor and a generous rear garden which attracts plenty of sunlight throughout the day and offers an excellent outdoor space for relaxation and entertaining.

The front garden has been thoughtfully converted to hardstanding, allowing for ample off-road parking, a rare find in this sought-after area. Additionally, the property features a shared driveway leading to a single garage. Moreover, the spacious loft area presents an exciting opportunity for new owners to convert into an impressive master bedroom with an en-suite, subject to obtaining the necessary planning permission.

Heavitree is a highly sought after residential area with a comprehensive shopping centre & bustling community. Location is key, and this residential area is served well by nearby local shops, 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 hub venue, is just a few hundred yards away.

**Guide Price £410,000**

# 79 Chard Road

Heavitree, Exeter, EX1 3AY



- Sought After Residential Area
- Close to Heavitree Park
- Entrance Porch & Hall
- Lounge, Family Room
- Kitchen/Diner, Cloakroom WC
- 3 Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Generous Rear Garden.
- Garage & Off Road Parking

## Entrance Hall

## Lounge

13'3" x 12'4" (4.05m x 3.78m)

## Family Room

11'3" x 10'8" (3.45m x 3.26m)

## Kitchen/Diner (L-shaped)

16'2" x 15'10" (4.95m x 4.83m)

## Cloakroom WC

5'1" x 4'8" (1.55m x 1.43m)

## Landing

## Bedroom 1

12'11" x 10'4" (3.95m x 3.16m)

## Bedroom 2

10'9" x 10'9" (3.30m x 3.28m)

## Bedroom 3

7'5" x 7'2" (2.28m x 2.20m)

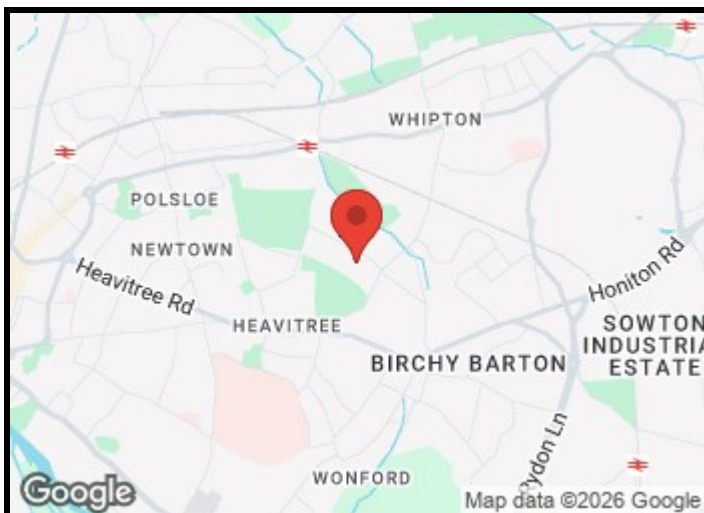
## Bathroom

6'11" x 5'11" (2.12m x 1.81m)

## Garden

## Off Road Parking

## Garage



[Directions](#)





# Floor Plan



**Ground Floor** **First Floor**

Total area: approx. 105.6 sq. metres (1136.3 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.

**79 Chard Road, 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			
<b>England &amp; Wales</b>			

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>			
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