

## First Floor Flat, 113 Fore Street Heavitree, Exeter, EX1 3BR

An exciting opportunity for first time buyers and landlords to acquire this spacious 1 bedroom first floor apartment in the centre of Heavitree close to Heavitree Park and local shops & amenities. This lovely apartment comes with a spacious living room, kitchen/breakfast room, double bedroom, well appointed bathroom and garden.

The property benefits from the home comforts of uPVC double glazing and the breakfast area in the kitchen has been built around the bay window to take full advantage of the picturesque view across Heavitree Park and the popular café/community hub venue. A side door from the kitchen leads to external steps which take you down to the rear garden and rear pedestrian access leading onto Whipton Lane. A bus stop on the opposite side of the road provides a frequent bus service to and from the city centre. On street residential parking permits are available for nearby streets and the surrounding area.

Strong interest anticipated and early viewings recommended.

**Guide Price £175,000**

# First Floor Flat, 113 Fore Street

Heavitree, Exeter, EX1 3BR

 1

 1

 1

 F

Communal Front Entrance Hall.

Service Charge/Lease Information  
(see online)

First Floor (half landing).

Kitchen/Breakfast Room

Location Information (see online)

15'10" into bay x 10'2" (4.85m into bay  
x 3.11m)

Bathroom

7'1" x 6'3" (2.17m x 1.92m)

Upper Landing

Living Room

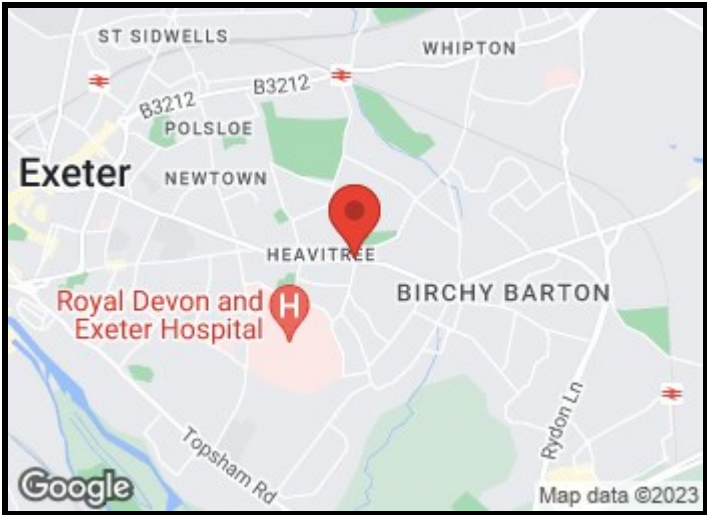
16'7" x 12'2" (5.06m x 3.71m)

Bedroom

11'8" x 10'10" (3.57m x 3.32m)

Outside/Garden

Parking



Directions







Floor Plan



Total area: approx. 57.7 sq. metres (621.3 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.

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.

