



## 16 Victor Street

Heavitree, Exeter, EX1 3BT

MOTIVATED SELLER - PRICED TO SELL. A modernised and well appointed 2 double bedroom mid-terrace house featuring attractive hard landscaped rear garden with sunny south facing aspect. This property comes with entrance vestibule and hall, lounge and separate dining room, kitchen, first floor bathroom and the home comforts of gas central heating & uPVC double glazing. The attractive garden has been carefully designed to create a low maintenance outdoor space with enviable suntrap seating area/patio; the perfect environment for a touch of 'alfresco style' eating and entertaining or simply to sit and relax on those warm sunny days/evenings with a good book. A gate provides rear pedestrian access on to a service lane.

This sought after street comes with 'residents' only' on street permit parking.

The property is situated in a very popular and convenient location lying close to Heavitree shops, pleasure park, hospitals, Exeter Business Park and M5/A.30. Perfect for those seeking their first home or an investment property for the rental market.

Strong interest anticipated and early viewings highly recommended.

**Guide Price £255,000**

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- NEAR HEAVITREE PARK
  - Dining Room
  - Modern Bathroom (first floor)
  - On Street Residents' Permit Parking
- Entrance Vestibule & Hall
  - Kitchen
  - Gas Central Heating & uPVC Double Glazing
- Lounge
  - 2 Double Bedrooms
  - Sunny Rear Garden (south facing)

Entrance Hall

Rear Garden

Dining Room

11'3" x 10'4" (3.43m x 3.17m)

Parking

Lounge

11'4" x 10'5" (3.47m x 3.18m)

Kitchen

8'5" x 6'3" (2.57m x 1.93m)

Landing

Bedroom 1

14'3" x 10'4" (4.35m x 3.17m)

Bedroom 2

11'3" x 9'8" (3.43m x 2.96m)

Bathroom

8'2" x 7'0" (2.51m x 2.15m)



Directions





Floor Plan



**Ground Floor** **First Floor**  
Total area: approx. 69.9 sq. metres (752.7 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.

**16 Victor Street, Exeter**

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