



## 10 Victor Street

Heavitree, Exeter, EX1 3BT

An exciting opportunity to acquire this superbly modernised 2-bedroom mid-terrace house with well-planned and extended accommodation designed to meet the needs of modern day living. The ground floor consists of an entrance vestibule and hall, front lounge, striking open-plan kitchen/diner and a full width study/utility opening onto the rear garden. Upstairs, there are two double bedrooms and a spacious bathroom. The property is offered in excellent condition throughout and comes with gas central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year.

Outside, the property boasts an attractive and recently hard landscaped rear garden together with convenient pedestrian access, a useful arrangement for cyclists, bin collection days, garden materials and equipment. This garden has a south facing aspect and attracts plenty of sunshine from mid-morning through to sunset; the perfect tranquil retreat, ideal for outdoor gatherings or peaceful rest and relaxation. Victor Street comes with 'residents' only' on street permit parking.

The property is situated in a very popular and convenient location lying close to Heavitree's comprehensive shopping centre and pleasure park with its array of recreational activities and a popular café/community hub.

**Guide Price £275,000**

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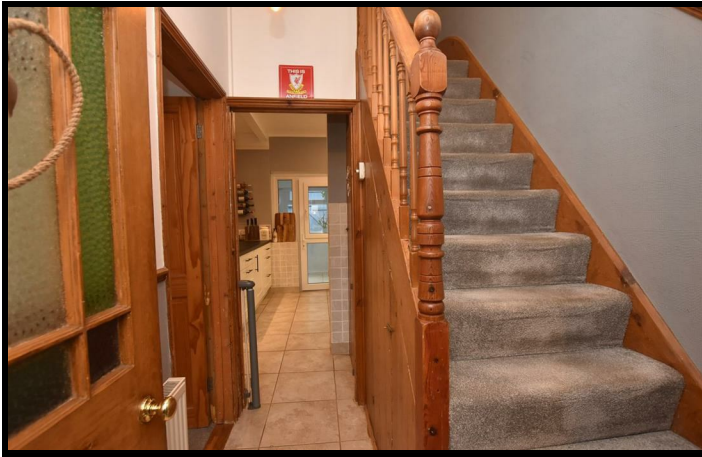
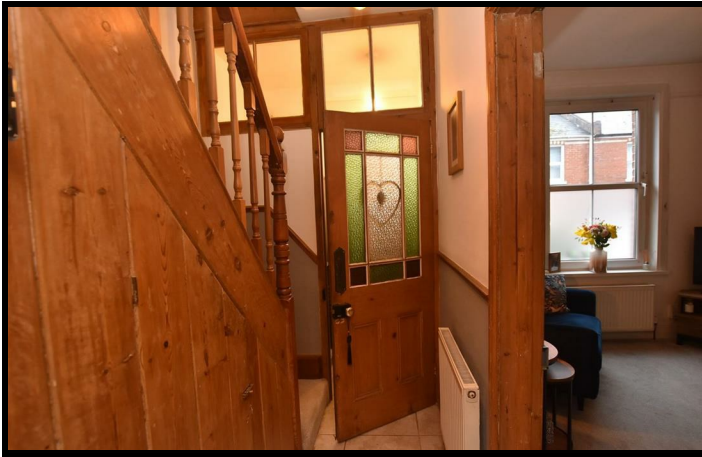
- PERFECT FIRST HOME!
  - Lounge, Kitchen/Diner
  - Bathroom (first floor)
  - Residents' On Street Permit Parking
- NEAR HEAVITREE PARK
  - Study/Utility Extension
  - Gas Central Heating & uPVC Double Glazing
- Entrance Vestibule & Hall
  - 2 Double Bedrooms
  - Sunny Courtyard Garden (south facing)

|                               |                                 |
|-------------------------------|---------------------------------|
| Entrance Vestibule            | Bathroom                        |
| Entrance Hall                 | 7'11" x 7'4" (2.43m x 2.24m)    |
| Lounge                        | Outside                         |
| 11'4" x 10'5" (3.47m x 3.19m) | Courtyard Garden (south facing) |
| Kitchen/Diner                 | Parking                         |
| 16'4" x 11'2" (5m x 3.42m)    |                                 |
| Study/Utility                 |                                 |
| 14'8" x 5'7" (4.48m x 1.72m)  |                                 |
| On the First Floor            |                                 |
| Landing                       |                                 |
| Bedroom 1                     |                                 |
| 14'4" x 10'5" (4.39m x 3.19m) |                                 |
| Bedroom 2                     |                                 |
| 11'1" x 9'6" (3.39m x 2.92m)  |                                 |

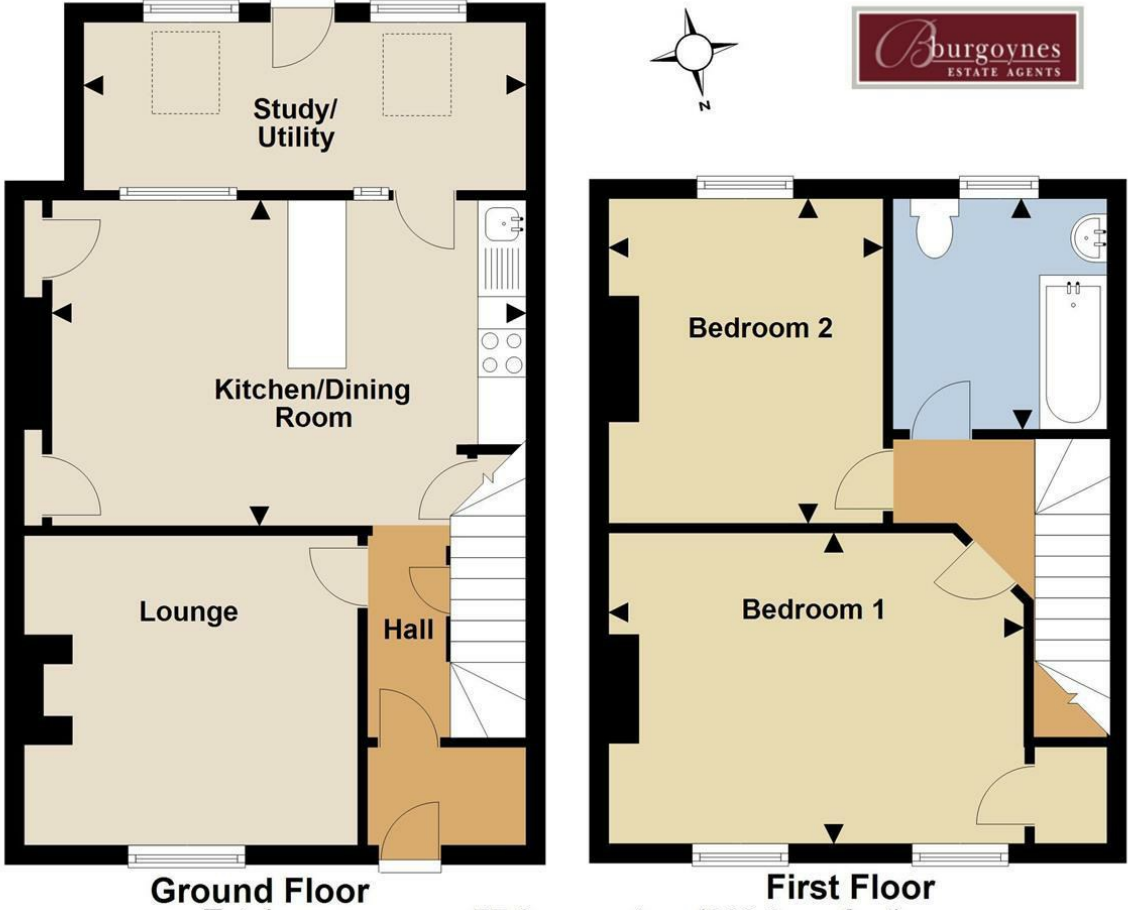


Directions





Floor Plan



**Ground Floor**  
**First Floor**  
Total area: approx. 77.9 sq. metres (838.2 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.  
**10 Victor Street, Exeter**

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