



11 Kingsway Heavitree, Exeter, EX2 5EW

An exciting opportunity to acquire this spacious 4 bedroom semi-detached house with accommodation arranged over three storeys. This family sized property stands in a corner plot and has excellent potential for a two storey side extension subject to obtaining the necessary planning permission. Offering scope to be upgraded, families and investment buyers will be keen to own this well placed property lying close to local amenities and hospitals.

The rear garden has a sunny south facing aspect and a large detached garage and off road parking can be found at the end of the garden accessed off Meadow Way.

Strong interest anticipated and early viewings recommended.

Guide Price £335,000

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- NO ONWARD CHAIN
- Lounge
- 4 Bedrooms & Bathroom
- Large Detached Garage & Off Road Parking
- Spacious House with Side Extension Potential
- Open-Plan Kitchen/Diner
- Gas Central Heating & uPVC Double Glazing
- Reception Hall
- Utility Room and Cloakroom/WC
- South Facing Garden

Entrance Vestibule

Reception Hall

10'0" x 6'5" (3.07m x 1.97m)

Lounge

12'3" x 12'0" (3.75m x 3.68m)

Kitchen/Diner

19'3" x 11'9" (5.87m x 3.59m)

Utility Room

5'4" x 4'9" (1.65m x 1.47m)

Cloakroom/WC

Landing

Bedroom 1

12'2" x 10'11" (3.72m x 3.34m)

Bedroom 2

11'10" x 10'11" (3.61m x 3.33m)

Bedroom 3

7'11" x 7'8" (2.42m x 2.36m)

Bathroom

7'11" x 5'6" (2.42m x 1.69m)

Bedroom 4

13'3" x 10'11" (4.06m x 3.33m)

Outside

Detached Garage

18'2" x 13'6" (5.54m x 4.13m)

Location Information



Directions





Floor Plan



Ground Floor

First Floor

Second Floor

Total area: approx. 110.3 sq. metres (1187.6 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.

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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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	70	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		