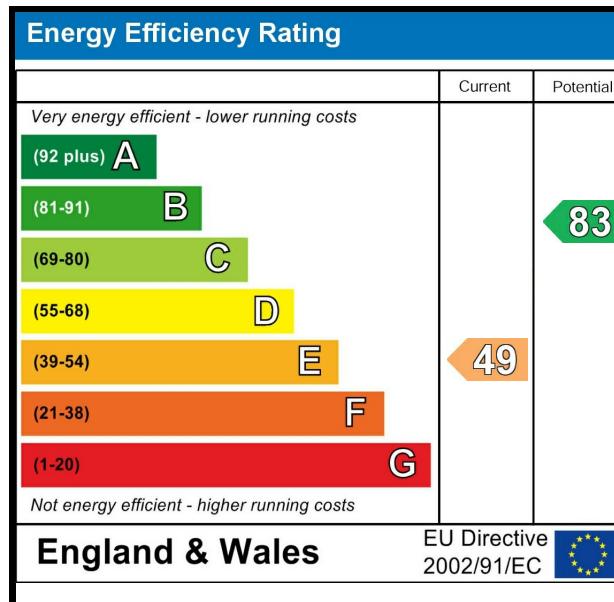
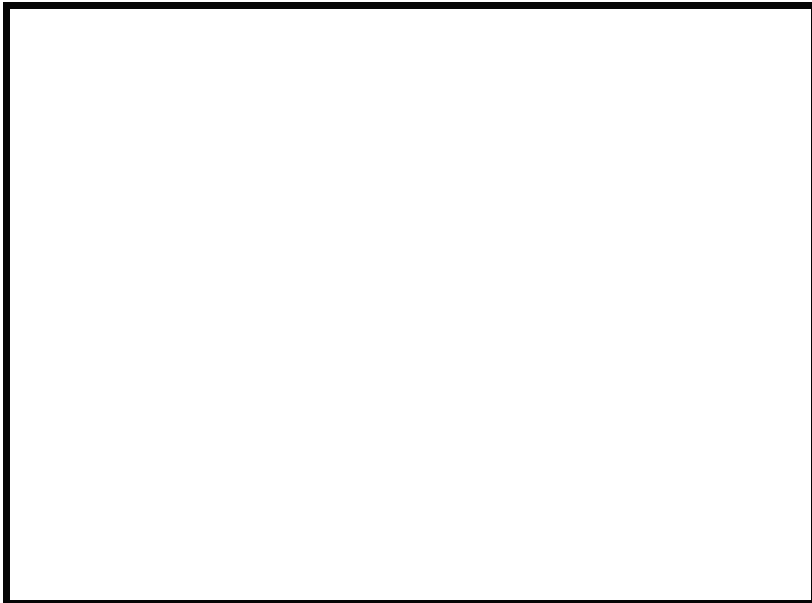


39 Anthony Road, Heavitree, Exeter, EX1 2SS

£315,000

*B*urgoynes  
ESTATE AGENTS

- Entrance Vestibule
- Lounge/Dining Room
- 3 Bedrooms
- Gas Central Heating
- Rear Courtyard Style Garden
- Entrance Hall
- Kitchen
- Bathroom
- uPVC Double Glazing
- Residents' On Street Permit Parking



## THE PROPERTY

A spacious 3 bedroom end of terrace house, situated in a sought after residential area near Heavitree's comprehensive shopping centre with its range of retail and other local services, hospitals, schools, Heavitree Health Centre, Hamlin Lane Playing Fields and Heavitree Pleasure Park, arguably the most popular park in Exeter and now with vibrant café/community hub venue. Although the property does require some investment to modernise and refurbish, it does come with the home comforts of gas central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year. Moreover, we understand there may be development potential for a loft conversion subject to obtaining planning permission.

Perfect for first time buyers or discerning landlords looking to acquire a well placed property for the rental market. Anthony Road enjoys easy access to the M5 Motorway, Exeter Business Park in Sowton and Exeter International airport. Exeter also offers excellent rail services to London (Paddington and Waterloo), the Midlands and the north of England.

Strong interest anticipated and early viewings recommended.

## SITUATION

## Directions

