



## 2a Meadow Way

Heavitree, Exeter, EX2 5BJ

Guide Price £325,000

A well modernised and spacious 2 bedroom semi-detached house in a highly convenient and favoured residential area within easy walking distance of Heavitree's comprehensive shopping centre, St Michael's & All Angels Church, regular bus service, popular schools and Heavitree Park, arguably the most popular park in Exeter and now with vibrant café/community hub venue.

Presented in excellent condition throughout, the property will ideally suit first time buyers or discerning landlords seeking a well placed property for the rental market lying just a few minutes easy walking distance from the Royal Devon & Exeter hospital. The property comes with the home comforts of gas central heating & uPVC double glazing, garage, off road parking space and a generous sized rear garden with sunny south facing aspect; the perfect environment for 'alfresco style' eating and entertaining. The garage offers the opportunity to convert into a home office and there may be further potential to extend over the garage subject to P.P.

Heavitree offers a variety of shops, cafe's and amenities to cater to your daily needs and is widely recognised as one of most desirable areas to live in Exeter.

Residents' in Meadow Way benefit from residents' on street permit parking and the convenience of being within easy access of the M5 Motorway and Exeter Business Park in Sowton. Exeter International airport is just five miles east of the city and there are excellent rail and road links including the mainline services to London (Paddington and Waterloo) the Midlands and the north of England plus excellent motorway connections with the national network at junctions 29, 30 and 31 of the M5 reaching a wide range of destinations.

Strong interest anticipated and early viewings recommended.

### Viewing

Please contact our Heavitree Office on 01392 499823 if you wish to arrange a viewing appointment for this property or require further information.

- NO ONWARD CHAIN
- CLOSE TO THE RD&E HOSPITAL
- Reception Hall
- Lounge/Dining Room
- Modern Kitchen
- 2 Double Bedrooms
- Bathroom & Separate WC
- Gas Central Heating & uPVC Double Glazing
- Generous South Facing Rear Garden
- Garage and Off Road Parking





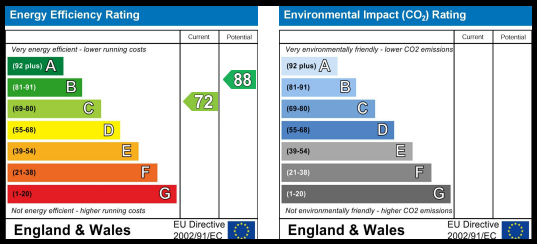
Floor Plan



Area Map



Energy Efficiency Graph



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