



29 Meadow Way Heavitree, EXETER, EX2 5BJ

A spacious 3 bedroom semi-detached house in a highly convenient and favoured residential area within easy walking distance of Heavitree's comprehensive shopping centre, regular bus service and Heavitree Park. Arguably the most popular park in Exeter, Heavitree Park now comes with a vibrant café/community hub venue which was only built some 3 years ago and is available for hire. Although the property does require updating it offers excellent family sized accommodation and an exciting opportunity for new buyers to refurbish and modernise to their own standards of specification. The property comes with the home comforts of gas central heating & uPVC double glazing and a sizeable brick outhouse/workshop. The property stands in a raised position and has a ramped pedestrian path leading from the road providing easy access for people with mobility issues or wheelchair users. There is good garden frontage and a generous rear garden. Residents' in the area benefit from residents' on street permit parking.

The property also enjoys the added convenience of being within easy reach of the M5 Motorway, the R D & E Hospital and Exeter Business Park in Sowton. Exeter International airport is 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.

Guide Price £275,000

29 Meadow Way

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- NO ONWARD CHAIN
- Kitchen
- uPVC Double Glazing
- On Street Residents' Permit Parking
- Reception Hall
- 3 Bedrooms & Shower Room
- Sizeable Rear Garden
- Lounge/Diner
- Gas Central Heating
- Brick Outhouse/Workshop

Reception Hall

15'0" x 5'11" including the stairs
(4.58m x 1.81m)

Lounge/Diner

24'4" x 12'9" (7.44m x 3.89m)

Lounge Area

13'1" x 12'9" (4.00m x 3.89m)

Dining Area

11'3" x 9'3" (3.44m x 2.82m)

Kitchen

8'11" x 9'3" (2.73m x 2.84m)

Landing

Shower Room

8'3" x 5'6" (2.53m x 1.69m)

Bedroom 1

13'6" x 10'5" (4.13m x 3.20m)

Bedroom 2

10'5" x 10'5" (3.20m x 3.20m)

Bedroom 3

8'3" x 8'10" (2.53m x 2.71m)

Brick Outhouse/Workshop

6'0" x 6'0" (1.85m x 1.85m)

Gardens & Parking



Directions





Floor Plan



Ground Floor

First Floor

Total area: approx. 92.1 sq. metres (990.8 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.

29 Meadow Way, Exeter

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