



## 15 Bonnington Grove Heavitree, Exeter, EX1 2QY

An exciting opportunity to acquire this classic 3 bedroom semi-detached house quietly situated in a sought after residential area close to amenities. Built in the 1930's, this spacious property occupies a sizeable corner plot with detached garage and private driveway accessed from Homefield Road. The house has remained in the same family for the past 50 years and is ready for enterprising new owners to create a truly outstanding high-end home imaginatively designed and fully equipped for modern day family living. The property stands in a sizeable corner plot and there is plenty of scope for a side extension and attic conversion subject planning permission. Furthermore, the first floor bathroom features rare access to a small room in the eaves offering interesting potential to increase the size of the bathroom or create a small study.

There is on street residents' permit parking and the property is conveniently situated within easy walking distance of the city centre, Heavitree's comprehensive shopping centre and amenities, public transport, local hospitals, state & private schools, health centre, Heavitree Park (with new Community Hub/Café), St Michael's Church of England Primary Academy, Ladysmith Infant & Nursery School and Ladysmith Junior School, St Lukes Campus (Exeter University), Waitrose and St Sidwells Point Leisure Centre. A local Morrisons Daily store (Polsloe Road) and a family newsagent's/store (South Lawn Terrace) are just a few hundred yards away.

Strong interest anticipated and early viewings recommended.

**Guide Price £375,000**

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- NO ONWARD CHAIN
- Kitchen, Rear Lobby
- Bathroom (leading to storage room/study)
- Private Driveway & Detached Garage
- Entrance Vestibule & Reception Hall
- Downstairs Cloakroom/WC
- Gas Central Heating & uPVC Double Glazing
- Lounge, Separate Dining Room
- 3 Bedrooms (2 double, generous single)
- Sizeable Corner Plot Gardens

Reception Hall	Bathroom
12'1" x 6'2" (3.70m x 1.88m)	7'10" x 7'1" (2.40m x 2.17m)
Lounge	Study/Walk-In Storage Room
13'8" into bay x 12'5" into alcoves (4.17m into bay x 3.80m into alcoves)	8'8" x 4'11" (2.66m x 1.51m)
Dining Room	Gardens
11'10" x 10'8" (3.61m x 3.26m)	Garage/Driveway
Kitchen	
11'5" x 7'10" (3.48m x 2.41m)	
Bedroom 1	
12'5" x 11'10" (3.81m x 3.61m)	
Bedroom 2	
11'10" x 10'9" (3.61m x 3.28m)	
Bedroom 3	
8'10" x 6'11" (2.70m x 2.13m)	



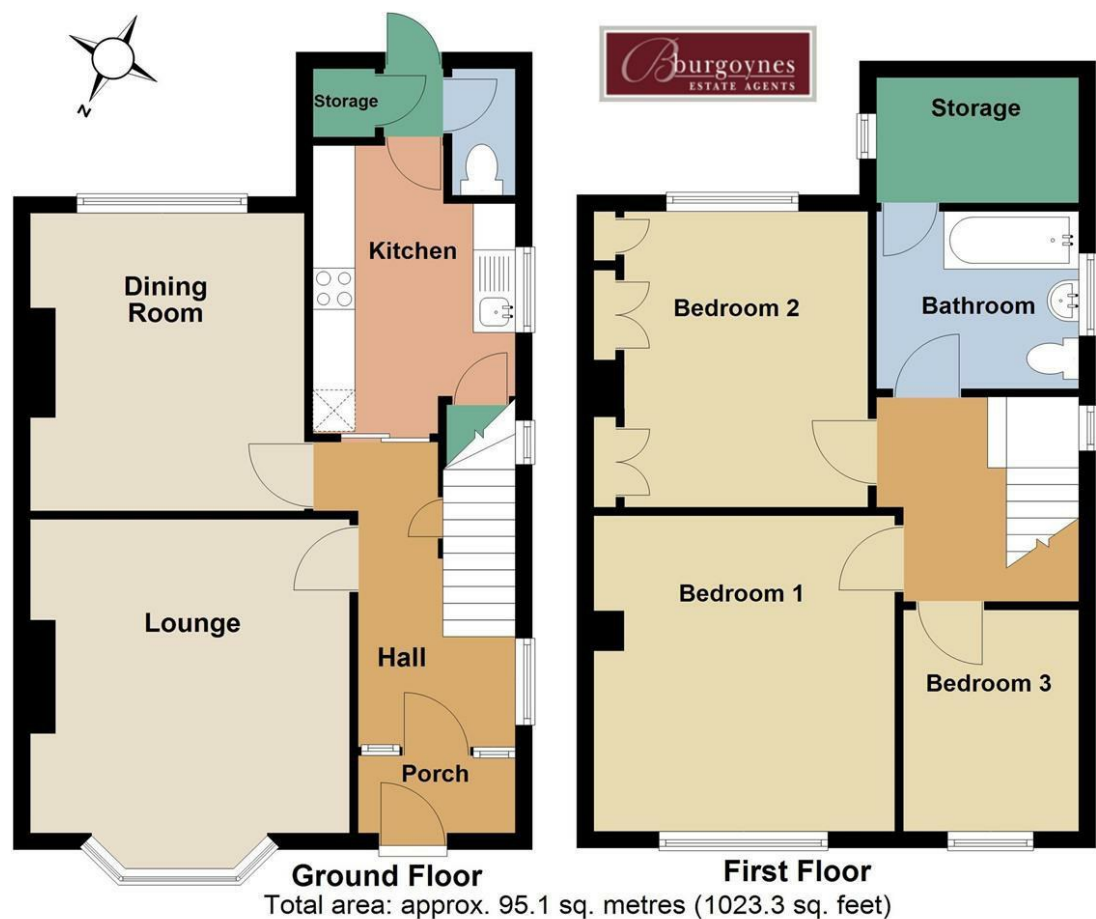
Directions







Floor Plan



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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