



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

15 Bonnington Grove

Heavitree, Exeter, EX1 2QY



- 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

12'1" x 6'2" (3.70m x 1.88m)

Bathroom

7'10" x 7'1" (2.40m x 2.17m)

Lounge

13'8" into bay x 12'5" into alcoves
(4.17m into bay x 3.80m into alcoves)

Study/Walk-In Storage Room

8'8" x 4'11" (2.66m x 1.51m)

Dining Room

11'10" x 10'8" (3.61m x 3.26m)

Gardens

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.

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 firms 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	66
(39-54) E	
(21-38) F	
(1-20) G	74

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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 CO₂ emissions

England & Wales EU Directive 2002/91/EC