



79 Chard Road Heavitree, Exeter, EX1 3AY

Situated in the highly sought after area of Chard Road, this well appointed semi-detached house was built in the 1930s and offers a perfect blend of character and modern living. With three well-proportioned bedrooms, generous lounge and family room areas, extended kitchen/diner and a downstairs cloakroom/wc, this impressive property is ideal for families seeking extra space. The house also comes with a well-appointed bathroom on the first floor and a generous rear garden that basks in sunlight throughout the day, providing an excellent outdoor space for relaxation and entertaining.

The front garden has been thoughtfully converted to hardstanding, allowing for ample off-road parking, a rare find in this sought-after area. Additionally, the property features a shared driveway leading to a garage, enhancing convenience for residents. The spacious loft area presents an exciting opportunity for potential buyers, with the possibility of converting it into a master bedroom with an en-suite, subject to the necessary planning permissions.

Chard Road has recently been closed off to vehicles at one end, resulting in a quieter and safer environment, perfect for families. The location is superb, with Heavitree Park just a short stroll away, offering green space for leisure activities. Local amenities, hospitals, and main transport routes are easily accessible, with a regular bus service available nearby on Sweetbrier Lane.

This property is expected to attract strong interest, and early viewings are highly recommended to avoid disappointment. Embrace the opportunity to make this delightful house your new home in a vibrant and welcoming community.

Guide Price £400,000

79 Chard Road

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- Sought After Residential Area
- Lounge, Family Room
- Bathroom
- Garage & Off Road Parking
- Close to Heavitree Park
- Kitchen/Diner, Cloakroom WC
- Gas Central Heating & Double Glazing
- Entrance Porch & Hall
- 3 Bedrooms
- Generous Rear Garden.

Entrance Hall

Lounge

13'3" x 12'4" (4.05m x 3.78m)

Family Room

11'3" x 10'8" (3.45m x 3.26m)

Kitchen/Diner (L-shaped)

16'2" x 15'10" (4.95m x 4.83m)

Cloakroom WC

5'1" x 4'8" (1.55m x 1.43m)

Bedroom 3

7'5" x 7'2" (2.28m x 2.20m)

Bathroom

6'11" x 5'11" (2.12m x 1.81m)

Garden

Off Road Parking

Garage

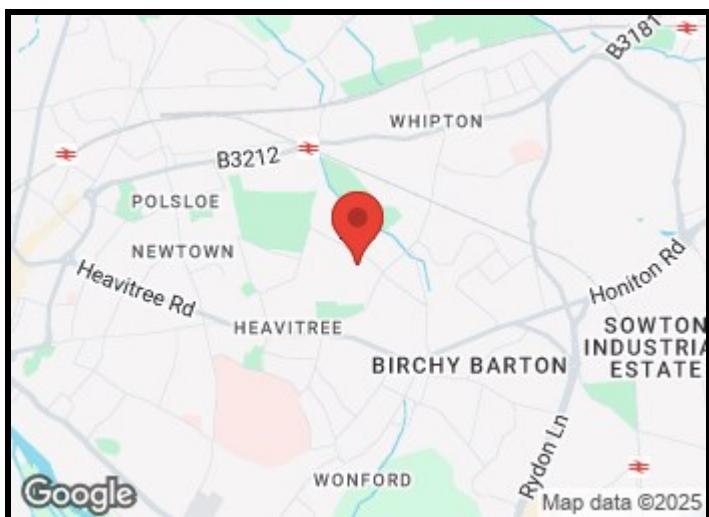
Landing

Bedroom 1

12'11" x 10'4" (3.95m x 3.16m)

Bedroom 2

10'9" x 10'9" (3.30m x 3.28m)



Directions



Floor Plan



Total area: approx. 105.6 sq. metres (1136.3 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.

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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	86
(39-54) E	61
(21-38) F	
(1-20) G	

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