3 Hanover Road

Heavitree, EXETER, EX1 2TB

A spacious 4 bedroom mid terraced house with front elevation bay windows and an excellent attic conversion. The property has been sympathetically modernised and refurbished by the current owner to retain many of the original character features. The extra long rear garden has been well landscaped and has the attraction of backing onto neighbouring trees and Heavitree Higher Cemetery.

Asking Price £310,000

3 Hanover Road

Heavitree, EXETER, EX1 2TB

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- Entrance Vestibule
- Dining Room
- 4 Bedrooms (one attic bedroom)
- uPVC Double Glazing

- Attractive Extra Long Rear Garden
- Kitchen
- Bathroom

- Lounge
- Outside WC
- Gas Central Heating

Entrance Vestibule

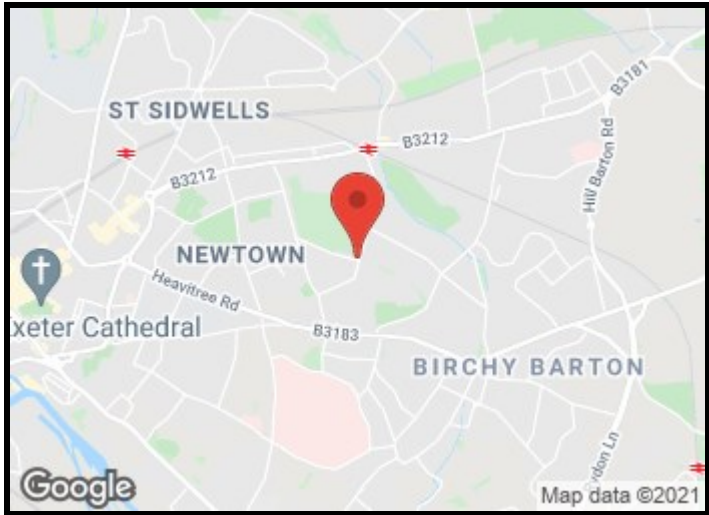Entrance Hall

Lounge

Dining Room

Kitchen

Landing

Bedroom 1

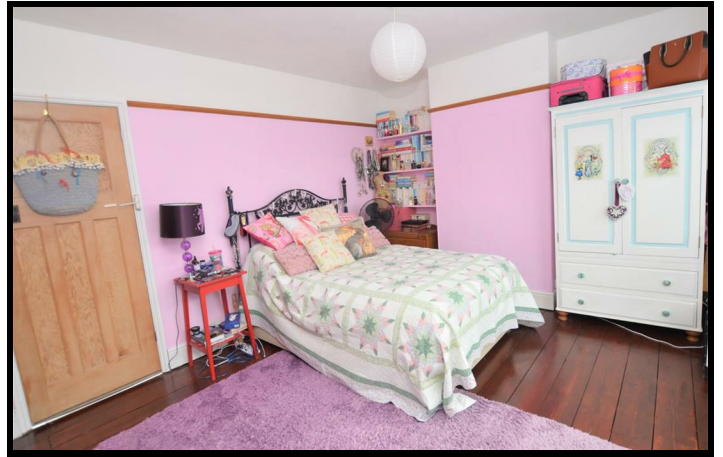Bedroom 2

Bedroom 3

Bathroom

Attic Room/Bedroom 4 (L-Shaped)

Directions

As you approach the centre of Heavitree continue down Fore Street and turn left at the traffic lights into North Street. Follow this road around to your right and into South Lawn Terrace. You will pass Heavitree Health Centre and St Michael's Primary School on your right. At a mini roundabout turn left into Hamlin Lane. Drop down the hill and take the next turning on your left in Hanover Road. The property will be found on your right. Council Tax Band: C

Floor Plan

Ground Floor
Approx. 43.8m²/472ft²

Kitchen

Dining Room

Lounge

First Floor
Approx. 41.8m²/450ft²

Bedroom 3

Bedroom 2

Bedroom 1

Second Floor
Approx. 19.1m²/205ft²

Bedroom 4

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Total Area: Approx 104.7m² / 1127ft²

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		65
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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		

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