

33 Heavitree Park Exeter, EX1 3BP

An exciting opportunity to acquire this well appointed one bedroom semi-detached bungalow close to Heavitree shopping centre, bus stop, hospitals and Heavitree Pleasure Park, arguably the most popular park in Exeter and now with vibrant café/community hub venue. People living at Heavitree Park can also enjoy the convenience of being within easy reach of the M5 Motorway and Exeter Business Park at Sowton. The property is situated in a tucked away position within the highly sought after Heavitree Park development surrounded by mature trees and well maintained communal grounds. This property comes with a spacious open-plan living room/kitchen, conservatory, double bedroom, modernised shower room and the home comforts of gas central heating and uPVC double glazing. A rear patio provides a private seating area and leads onto a sizeable garden with established boundaries. This lovely outdoor space has a sunny south-easterly aspect and provides a picturesque setting for social gatherings and entertaining.

Heavitree Park comes with picturesque communal grounds and a wooded area which has been cleared to provide communal parking for local residents' and visitors. The property is conveniently placed near local shops & amenities, hospitals, main transport links and Heavitree Pleasure Park now with popular café/community hub. The city centre is approximately 25 minutes by foot.

Exeter International airport is four 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 £175,000

33 Heavitree Park

Exeter, EX1 3BP



- First Home/Retirement Property at Heavitree Park!
- Situated in Beautiful Setting, Quietly Tucked Away
- Well Maintained Semi-Detached Bungalow
- Near Bus Stop, Heavitree Pleasure Park & Shops
- Side Entrance Porch & Entrance Hall
- Spacious Open-Plan Living Room/Kitchen
- Double Bedroom & Modernised Shower Room
- Gas Central Heating & uPVC Double Glazing
- Well Maintained Communal Grounds
- Garage Close By, Residents'/Visitors Car Park

Side Entrance Porch

Communal Grounds

Entrance Hall

Residents'/Visitors Car Park

Open-Plan Living Room/Kitchen

15'5" x 13'3" (4.72m x 4.04m)

Conservatory

9'7" x 5'3" (2.92m x 1.60m)

Bedroom 1

11'8" x 7'4" (3.56m x 2.26m)

Shower Room

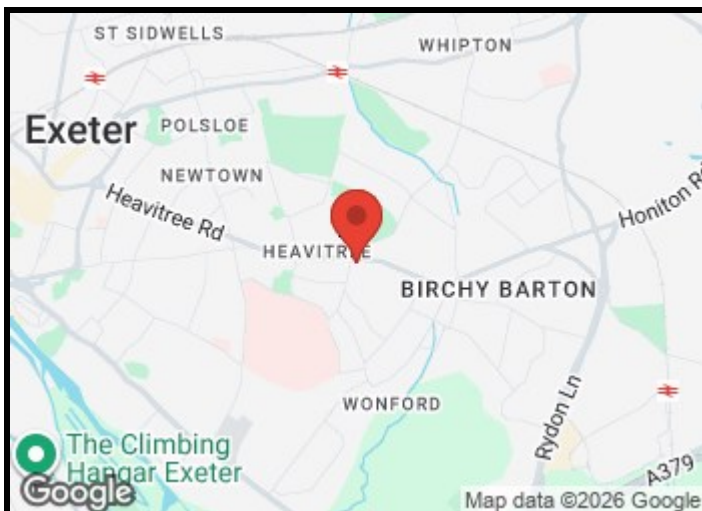
6'5" x 5'4" (1.98m x 1.65m)

Rear Patio & Garden

Service Charge

Ground Rent

Garage

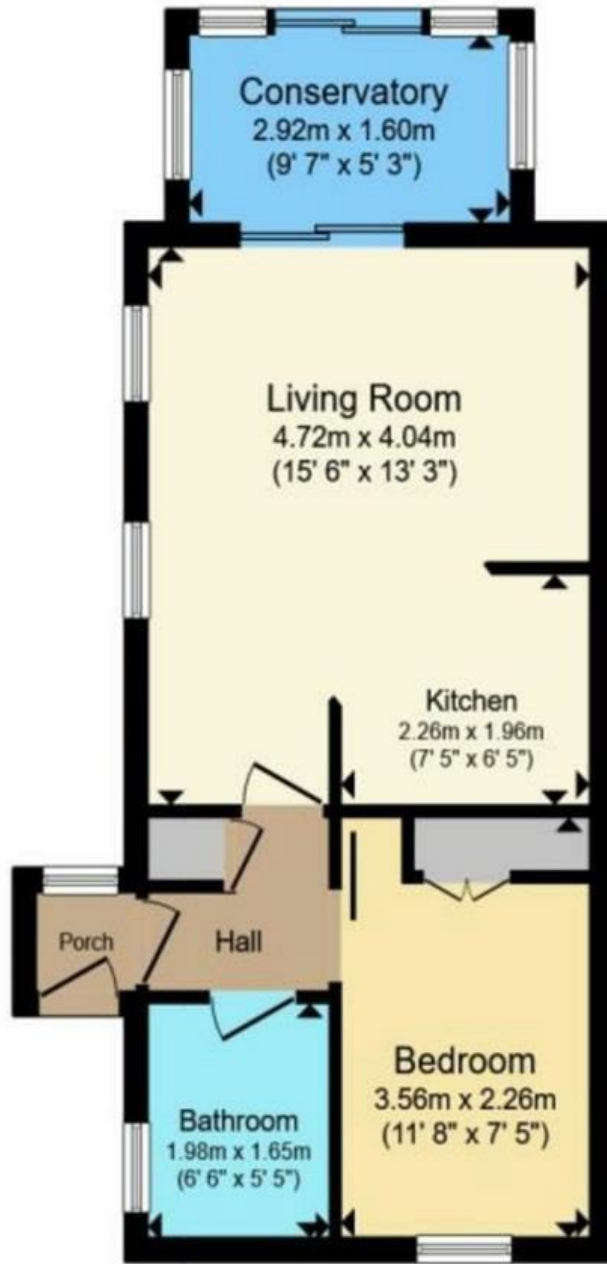


Directions





Floor Plan



Floor Plan

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(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 CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		