



## 18A Whipton Lane Heavitree, Exeter, EX1 3DS

An exciting opportunity to acquire this extended 2 bedroom mid-terrace house occupying a highly sought after location standing in an elevated position directly opposite the bowling green in Heavitree Pleasure Park and just a few minutes easy walking distance of local shops, schools and amenities. This modernised and well appointed property comes with a spacious reception hall and an impressive arrangement to the living accommodation which, while open-plan, is separated into lounge, dining and kitchen areas with patio doors opening onto a south facing patio and garden. Furthermore, the property benefits from the home comforts of gas central heating and uPVC double glazing, spectacular views across Heavitree Park and a converted attic space approached via a staircase.

This lovely property is literally just across the road from Heavitree Park, arguably the most popular park in Exeter and now with vibrant café/community hub venue which was only built some 3 years ago and is now available for hire.

This area of Exeter also benefits from being within easy reach of the M5 Motorway, the R D & E Hospital and Exeter Business Park in Sowton. Exeter International airport is five 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 £320,000**

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- NO ONWARD CHAIN
  - Lounge, Kitchen
  - uPVC Double Glazing
  - Residents' On Street Permit Parking
- STUNNING VIEWS ACROSS HEAVITREE PARK
  - 2 Bedrooms & Bathroom
  - Converted Attic Space (via stairs)
- Reception Hall, Dining Room
  - Gas Central Heating
  - Attractive South Facing Garden

Reception Hall	Bathroom
12'0" x 8'10" (3.66m x 2.71m)	8'9" x 5'6" (2.69m x 1.69m)
Dining Room	On the Second Floor
9'10" x 8'5" (3.02m x 2.58m)	Converted Attic Space
Lounge	19'7" x 10'3" (5.97m x 3.13m)
15'0" x 11'5" (4.58m x 3.49m)	Garden
Kitchen	Permit Parking
18'4" x 5'7" (5.61m x 1.71m)	

- On the First Floor
- Landing
- Bedroom 1
- 15'0" x 11'5" (4.58m x 3.48m)
- Bedroom 2
- 8'11" x 8'4" (2.74m x 2.56m)



Directions







# Floor Plan



Total area: approx. 123.1 sq. metres (1325.2 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			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		