



## 68 Butts Road Heavitree, EXETER, EX2 5BG

An exciting opportunity to acquire this well modernised and extended 3 bedroom semi-detached house in a highly convenient and favoured residential area within easy walking distance of Heavitree's comprehensive shopping centre, local schools, hospitals, regular bus service and Heavitree Park, arguably the best park in Exeter and now with vibrant café/community hub venue.

The ground floor accommodation consists of a reception hall, front lounge, downstairs shower room/WC, and a superb open-plan kitchen/diner. On the first floor there are 2 double bedrooms, one single bedroom and a family bathroom. The property also benefits from gas central heating and uPVC double glazing ensuring warmth and energy efficiency throughout the year.

A sizeable rear garden is completely enclosed and enjoys a sunny westerly aspect attracting plenty of sunshine from mid morning through to early evening. A private driveway affords off road parking for up to three vehicles and leads to a detached garage. The front garden has been hard landscaped for ease of maintenance and provides a neat and tidy gravelled frontage. The well landscaped rear garden has also been designed for ease of maintenance and features a sun trap patio, central lawn area and well established shrub beds providing plenty of colourful flora throughout the seasons. This lovely garden widens behind the garage offering untapped potential to build a garden lodge/home office.

**Guide Price £365,000**

# 68 Butts Road

Heavitree, EXETER, EX2 5BG



- MOTIVATED SELLER, PRICED TO SELL
- Lounge, Kitchen/Diner
- Gas Central Heating & uPVC Double Glazing
- Detached Single Garage
- CLOSE TO SHOPS, HEAVITREE PARK & HOSPITALS
- Downstairs Shower Room/WC
- Sunny Rear Garden (potential for home office)
- Reception Hall
- 3 Bedrooms & Bathroom
- Off Road Parking for up to 3 Vehicles

## Reception Hall

13'8" x 5'6" (4.17m x 1.68m)

## Lounge

12'4" x 10'9" (3.78m x 3.28m)

## Shower/WC

5'10" x 5'6" (1.78m x 1.69m)

## Kitchen/Dining Room

16'7" x 13'11" (5.06m x 4.25m)

## Landing

## Bedroom 1

12'11" x 10'4" (3.96m x 3.15m)

## Bedroom 2

10'9" x 10'5" (3.28m x 3.18m)

## Bedroom 3

8'3" x 5'10" (2.54m x 1.80m)

## Bathroom

5'10" x 4'11" (1.80m x 1.52m)

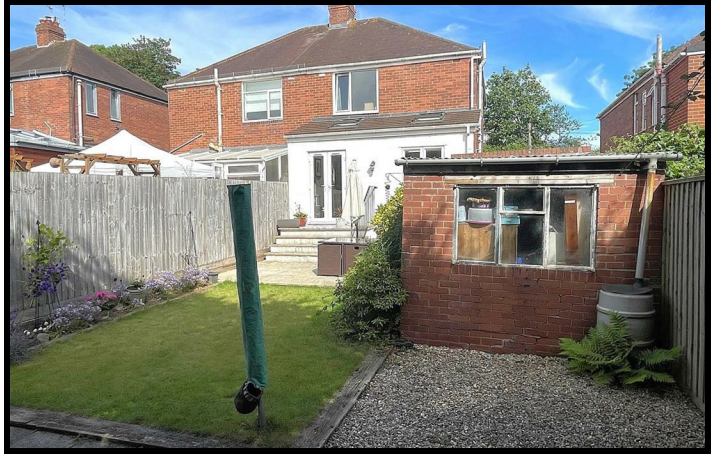
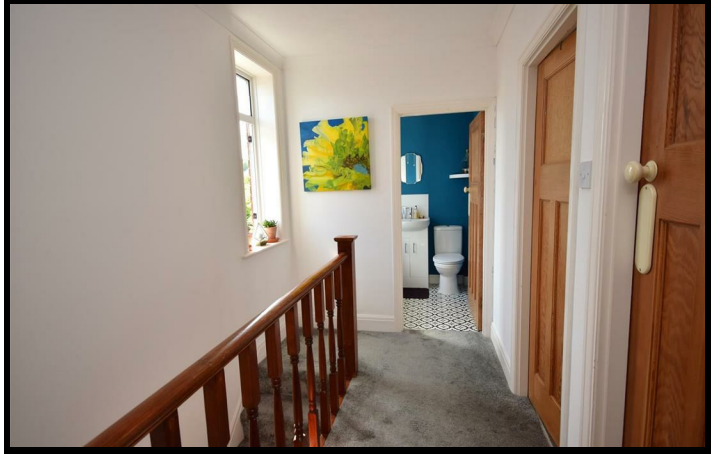
## Gardens & Parking

## Detached Garage



## Directions

As you approach the centre of Heavitree continue down Fore Street passing Tesco Express on your left. Turn right at the next set of traffic lights onto Butts Road and No.68 will be found on your right. Council Tax Band: C



# Floor Plan



**Ground Floor**

**First Floor**

Total area: approx. 84.7 sq. metres (911.3 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.

**68 Butts Road, Exeter**

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 firm's 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		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC		EU Directive 2002/91/EC		

Energy Efficiency Rating: Current 71, Potential 78