



6 Regent Square

Heavitree, Exeter, EX1 2RL

An exciting opportunity to acquire this 2 bedroom mid-terrace house in a surprisingly quiet and sought after back-street location within just 300 yards from the local shopping centre in Heavitree. The modernised property will offer strong appeal to first time buyers, retired folk or those seeking a well placed property for the rental market close to hospitals and local amenities. A walled and completely enclosed courtyard garden boasts a sunny westerly aspect providing the perfect environment for a touch of 'alfresco style' eating and entertaining.

Strong interest anticipated and early viewings recommended.

Guide Price £220,000

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- NO ONWARD CHAIN
- Kitchen
- Gas Central Heating
- Residents' On Street Permit Parking
- Entrance Hall
- 2 Double Bedrooms
- uPVC Double Glazing
- Lounge/Dining Room
- Shower Room
- Rear Courtyard Garden (sunny westerly aspect)

Entrance Vestibule

Entrance Hall

Lounge/Diner - Lounge Area

11'8" x 9'8" (3.57m x 2.96m)

Lounge/Diner - Dining Area

9'8" x 9'6" (2.97m x 2.92m)

Kitchen

14'3" x 6'2" (4.36m x 1.88m)

Rear lobby

Shower Room

7'0" x 5'0" (2.14m x 1.53m)

On The First Floor

Landing

Bedroom 1

15'0" into alcoves x 9'7" (4.59m into alcoves x 2.94m)

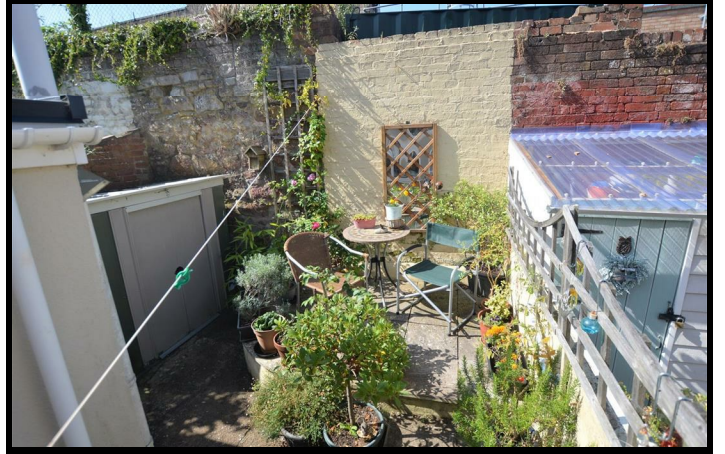
Bedroom 2

9'10" x 9'7" into alcoves (3.02m x 2.94m into alcoves)

Courtyard Style Garden



Directions



Floor Plan



Ground Floor **First Floor**
Total area: approx. 69.7 sq. metres (750.4 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.
6 Regent Square, 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 | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (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 | |