Burgoynes
ESTATE AGENTS









# 33 Heavitree Park

## Heavitree, 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 one of the most popular parks 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. The property also comes with a single garage in block close by.

Heavitree Park comes with picturesque communal grounds and a wooded area which has been cleared to provide communal parking for local residents' and visitors.

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

## Guide Price £180,000

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

## Side Entrance Porch

## Entrance Hall

## 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

## Communal Grounds

## Residents'/Visitors Car Park




## Directions









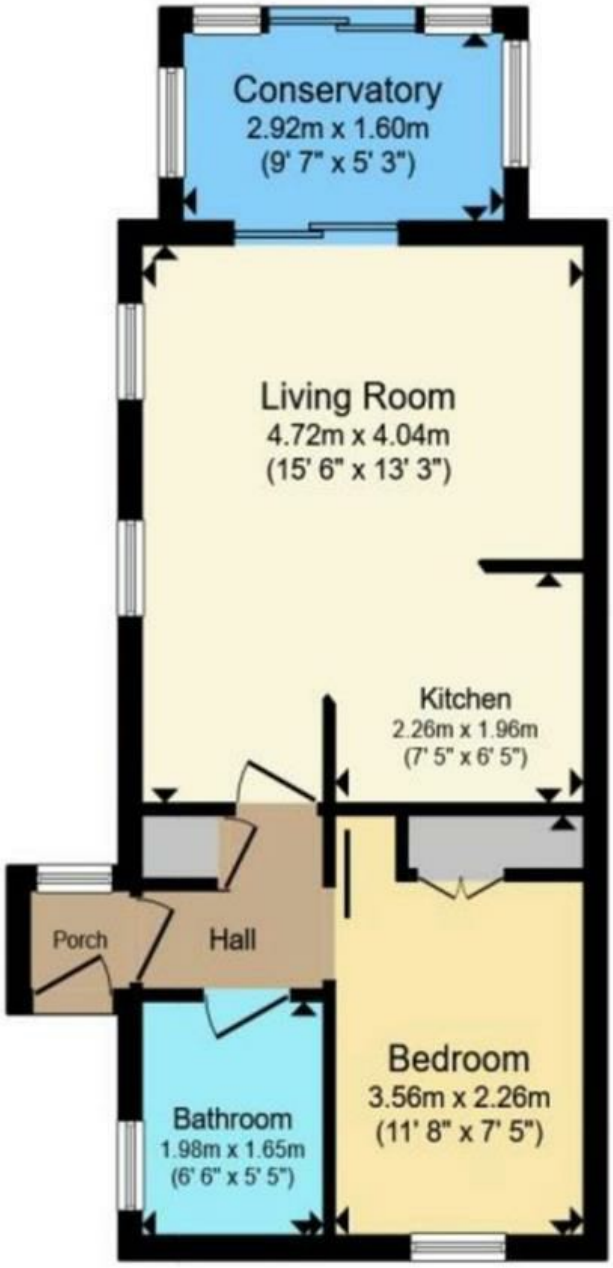






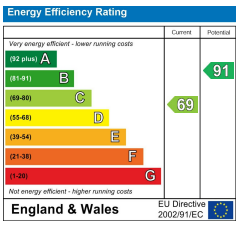


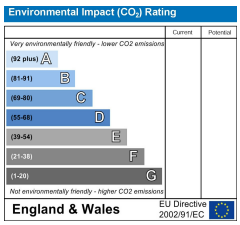
# Floor Plan




**Floor Plan**

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82 Fore Street, Heavitree, Exeter, EX1 2RR
**Tel:** 01392 499823 **Email:** property@burgoynesestateagents.co.uk