





PROPERTY SUMMARY

A wonderful opportunity to acquire a spacious, quality family home in the ever-increasingly popular area of Heavitree.

The property itself is full of character and charm, with a welcoming living / dining room offering plenty of room to relax and entertain guests. The kitchen is modern and well equipped, with plenty of cupboard space for all your culinary needs.

There is also a spacious family bathroom downstairs with bath and separate shower.

The main bedroom is spacious and airy, while the two other bedrooms are also generously sized and offer plenty of natural light.

Heading outside, you will find a delightful courtyard garden with plenty of space for dining outdoors during the summer months.



Highlights

- ❖ Mid Terrace Three Bedroom Home
- ❖ Enclosed South Facing Garden
- ❖ Close to local amenities, schools and shops
- ❖ Modern Throughout
- ❖ Open Plan Lounge / Dining Room
- ❖ Enclosed South Facing Garden
- ❖ Central Heating
- ❖ EPC C Rating

GROUND FLOOR

LIVING / DINING ROOM

Great dining space with large feature bay window, all UPVC double glazed, this room is open to a lounge area.

The lounge is an amazing open space for relaxing, shelved alcoves and window to the rear garden allowing light.

KITCHEN

Modern fitted kitchen with lots of storage for kitchen essentials, ample space for appliances and a large window overlooking the garden. The kitchen has a door leading to the garden, downstairs bathroom and a storage cupboard.

DOWNSTAIRS BATHROOM

Modern family bathroom consisting of a WC, hand wash basin and bath with shower overhead.

FIRST FLOOR

BEDROOM ONE Large double bedroom with fronted window and ample space for storage.

BEDROOM TWO

Another great sized double bedroom, window looking to the rear with radiator.

BEDROOM THREE

A large single bedroom or a small double bedroom, rear views and radiator.



GARDEN

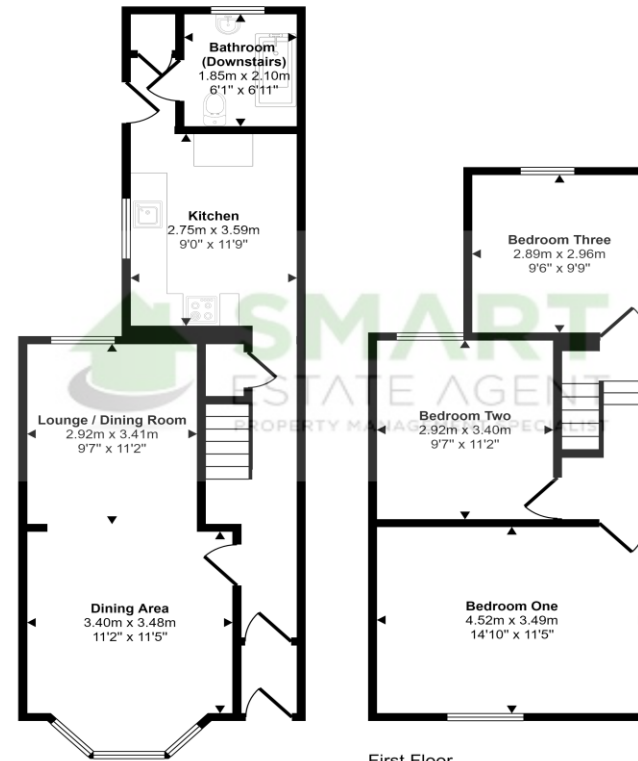
To the rear of the property is a SOUTH FACING, walled courtyard style garden with a good size stoned patio area for table and chairs. Attractive space which also has a wooden storage shed. Gate providing access to the rear service lane. Parking: Residents permit parking is available







Approx Gross Internal Area
90 sq m / 972 sq ft



First Floor
Approx 41 sq m / 440 sq ft

Ground Floor
Approx 49 sq m / 531 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

AGENT NOTES

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

