



A charming Edwardian mid terraced property with a lounge with a log burner, modern kitchen/dining room, two double bedrooms, in the Heavitree area with permit parking close to local amenities!

30 Stuart Road | Exeter | EX1 2SZ





PROPERTY TYPE

Mid Terraced Property
Freehold



SIZE

853 sq ft



LOCATION

Town



AGE

Edwardian (1901 - 1910)



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas central heating



PARKING

Permit parking



OUTSIDE SPACE

Courtyard garden



EPC RATING

74 (C)



COUNCIL TAX BAND

B



in a nutshell...

- Two bedrooms, mid terraced property
- Light and neutral décor throughout
- Period features
- Living room with bay window
- Spacious kitchen/diner
- Modern kitchen
- Two double bedrooms
- Rear porch and garden store
- Low maintenance garden
- Close to amenities



the floorplan...

A charming mid terraced, Edwardian property with two double bedrooms and a courtyard garden, in the Heavitree area of Exeter.

Inside, it is well-presented with light and neutral decor throughout, feels warm and welcoming with gas central heating and double glazing and has retained many period features including its bay window, high ceilings, deep skirting boards and fireplaces. The entrance porch has a hessian doormat and a half-glazed pine door leads into the entrance hallway which has a stylish vinyl floor and a staircase rising to the first floor.

The living room has plush carpet underfoot and plenty of light from a window to the front. There is a fireplace with a chunky oak effect mantle and a granite hearth fitted with a wood burning stove, making a nice feature and focal point for the room, wonderful with a roaring fire on a dark winter night.

A fabulous open-plan kitchen/dining room has an attractive and durable oak-effect luxury vinyl tiled floor and plenty of light from the window to the rear. The kitchen area is modern with plenty of wood-effect worktop space, colourful tiled splashbacks and a range of cream fitted units providing ample cupboard space. There is a built-in fan-oven with a gas hob and stainless-steel extractor hood above, a ceramic sink with a mixer tap, floorspace for an upright fridge/freezer and space with plumbing beneath worktop for a washing machine. A wall-mounted condensing combi-boiler provides the central heating and hot water. There is a deep understairs cupboard, and plenty of room for dining table, ideal for any occasion.

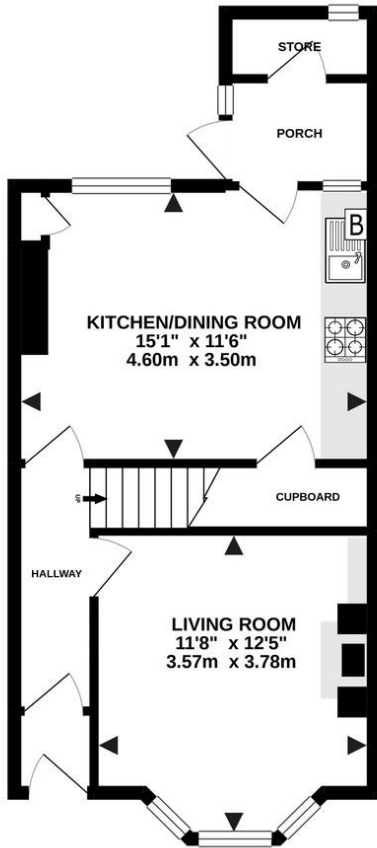
A door leads out into a rear porch where there is a door to the garden and a former WC, now used as a garden store.

Upstairs, the master bedroom is a spacious double, filled with light from two windows from the front. There is also a decorative feature fireplace. The second bedroom is another light and airy double with a fireplace which has a cupboard set into the recess on one side of the chimney breast. The bathroom has a stylish vinyl floor and contains a modern white suite comprising a bath with a shower and glass screen above, a pedestal basin, a WC and a chrome heated towel rail. The landing has a hatch in the ceiling providing access to loft space.

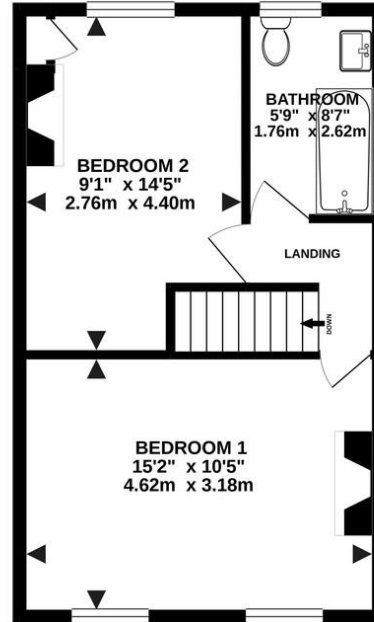
Outside the rear garden is fully paved and enclosed, making it safe for both children and pets. There are log and bin stores, and it makes a great outside space for a barbecue or sharing drinks with friends and family. A gate provides alternative access onto a rear service lane and parking is on-road at the front of the property, where a residents' permit scheme is in operation.



GROUND FLOOR
456 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.3 sq.m.) approx.

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the location...

Heavitree is a historic village and parish situated formerly outside the walls of the City of Exeter in Devon, England, and is today an eastern suburb of that city. Shops and eateries of every kind, a cathedral, lovely architecture, university, racecourse, the Exeter Chiefs rugby team – Exeter has the lot. It's well connected too: the M5 and direct trains to Paddington (in as little as 2h10) and an international airport. A great city.

Shopping

Late night pint of milk: Co-op 0.3 mile

City centre: 1.9 miles

Supermarket: Waitrose 0.9 mile

Relaxing

Beach: Exmouth 10.7 miles

Heavitree pleasure ground: 0.6 mile

Odeon Cinema: 1 mile

Exeter Golf and Country Club: 2.8 miles

Travel

Bus stop: North Street 0.2 mile

Train station: Polsloe Bridge: 0.8 mile

Main travel link: M5 1.8 miles

Airport: Exeter 4.5 miles

Schools

Ladysmith Infant and Junior Schools: 0.3 mile

St Michaels Academy: 0.2 mile

Please check Google maps for exact distances and travel times.

Property postcode: **EX1 2SZ**

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how to get there...

From Polsloe Bridge train station, turn left onto Hamlin Lane and continue to the mini roundabout. Head straight across at the roundabout and continue on Hamlin Lane. Turn right onto Hanover Road and take the second left onto Stuart Road where you will find the property.



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