



East of **EXE**  
ESTATE AGENTS

61 Kingsway  
Exeter £315,000



# 61 Kingsway

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A delightful 1950's semi-detached property located in the very desirable and convenient Heavitree area. Kingsway is just a short walk from the facilities of Heavitree high street and to the Nuffield and R.D & E hospitals. This property offers a spacious lounge and kitchen diner on the ground floor, with two double bedrooms and family bathroom on the first floor. Out to the rear is a beautiful south facing garden with garage to the side.

1950's Semi Detached | Two Bedrooms

| Large Lounge | Kitchen Diner

| Family Bathroom

| Beautiful South Facing Rear Garden | Garage

## APPROACH

Kingsway is just a short walking distance from Heavitree Road with all its local amenities and transport links and in close proximity to the Nuffield and R.D & E hospitals along with a number of well regarded schools. Number 61 is located on the higher end of the street close to St Michael & All Angels Church and within an easy 15 to 20 minute walk from the city centre. To the front of the property is a low brick wall with gated access to a gravelled front garden and a path to the front door.

## ENTRANCE HALL

The entrance hall gives way to the reception rooms on the ground floor and stairs to the first floor with storage facilities located underneath.

## LOUNGE 5.59m by 3.52m

The large lounge has double aspect windows to the front and over the rear garden making this a



lovely bright room. A coal effect gas inset fire sits upon a marble hearth with a wooden mantel and surround creating the central focal point of the room.

#### **KITCHEN/ DINING ROOM** 4.47m by 2.69m

The original kitchen has been extended to create a dining area which opens out to the kitchen beyond. The kitchen is fitted with a range of wall and base units with roll top work surface and inset sink. A south facing rear picture window frames the garden.

#### **FAMILY BATHROOM**

First off the landing is the family bathroom fitted with a matching suite of W.C, hand basin and bath with shower over the top. The room has been finished with a range of decorative wall tiles.

#### **BEDROOM ONE** 4.92m by 2.72m

Bedroom one is a spacious room with a pair of windows out to the front of the property and ample built-in wardrobes.

#### **BEDROOM TWO** 3.41m by 2.87m

Again a second sizeable room with built-in wardrobes and south facing views out across the rear gardens.

#### **REAR GARDEN**

The south facing rear garden is a real sun trap. A small patio area is located off from the lounge with a path leading to the side entrance and further off down through the garden. Designed as split level, the first portion has been laid to lawn with bedding plants around the edges. Down a couple of steps is a green house, vegetable plot and an area which has been laid out with an abundance of flowering plants and shrubs. The path continues to a small wooden shed at the lower end of the garden.

#### **GARAGE** 4.89m by 2.46m

The garage is approached from the side of the property, with pedestrian access from the garden. Both lights and power have been fitted.





**TOTAL FLOOR AREA: 851 sq ft. (79.1 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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