FULL DESCRIPTION We are excited to bring to the market a stunning end of terrace Victorian home with PARKING and a GARDEN OFFICE. This property has underfloor heating, UPVC double glazed windows and has been recently updated throughout. Located in the desirable area of Heavitree.

Well regarded primary & secondary schools are within easy access of the property, as is Heavitree Park. The property is conveniently located close to a train station and bus route and is well situated for access to major road links including the M5 and A30.

The living area is a great size and very cosy with working log burner. The living room has a large window looking out to the front of the home.
The kitchen/diner is the hub of this house, renovated from top to bottom with a contemporary design. There are lots of cupboards for storing kitchen essentials and ample space for appliances, some of which are integrated (washing machine, fridge/freezer, dishwasher). The French doors allow light to flood the room and give easy access to the garden. The kitchen/diner also has a log burner.

On the first floor, the main bedroom is spacious with a large window and feature fireplace.
The second bedroom is another large double room and is bright and airy, again with feature fireplace.
The third bedroom is a single room with large window overlooking the back of the property.
The gorgeous bathroom consists of a sink, W.C and bath with a shower overhead.

The garden is fully enclosed and is located to the rear of this home. It is fully paved with wooden fencing. The rear garden has an access gate to the driveway and gives access to the garden office.

The garden office has been designed well and is fully insulated, with light and power.

There is a driveway to the side of the property.

ENTRANCE HALL Light and airy entrance hall with storage for jackets and shoes, there is also an additional cupboard and stained glass window adding character to the property.

LIVING ROOM Good sized room with large window and working log burner.

KITCHEN/DINER Wonderful space with lots of storage and ample space for appliances, some of which are integrated. The kitchen/diner is more than large enough for a family dining table and has French doors leading to the garden. The log burner is a great addition to this already stunning space.

FIRST FLOOR
BEDROOM 1 Large double bedroom with window to the front of the property and a feature fireplace.

BEDROOM 2 Another large double bedroom with feature fireplace.

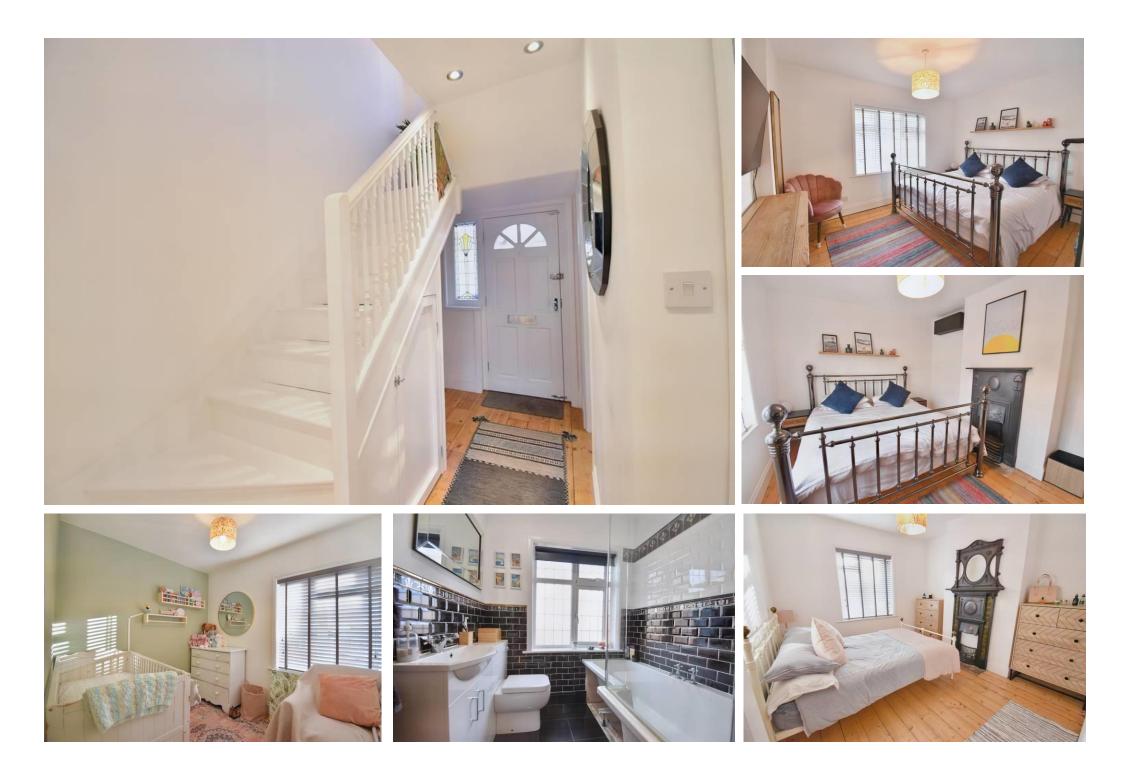**BEDROOM 3** Single bedroom with large window.

BATHROOM Consisting of a WC, hand wash basin and bath with shower overhead.

GARDEN OFFICE Fully insulated with light and power.

REAR GARDEN Good sized paved area with electric socket, side access to the driveway and access to the home office.

PARKING Driveway to the side of the house.

AGENTS 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.

Approx Gross Internal Area
97 sq m / 1040 sq ft

Kitchen Diner
5.55m x 3.10m
18'2" x 10'6"

Lounge
3.84m x 3.01m
12'9" x 9'11"

Bedroom 3
2.74m x 2.25m
9'0" x 7'5"

Bedroom 2
3.13m x 3.21m
10'2" x 10'6"

Bathroom
1.79m x 1.83m
5'10" x 6'0"

Bedroom 1
3.99m x 3.22m
13'1" x 10'7"

Sun Room
4.10m x 2.62m
13'5" x 8'7"

Ground Floor
Approx 42 sq m / 453 sq ft

First Floor
Approx 44 sq m / 472 sq ft

Sun Room
Approx 11 sq m / 118 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.

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