



A three bedroom, end terrace house with courtyard garden located in a popular area of Heavitree.

3 Victor Street | Heavitree | EX1 3BT





PROPERTY TYPE

End terrace property



SIZE

Unknown



LOCATION

Village



AGE

Edwardian (1901 - 1910)



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas central heating



PARKING

On road parking



OUTSIDE SPACE

Courtyard garden



EPC RATING

58



COUNCIL TAX BAND

B



in a nutshell...

- Open plan living/dining room
- Spacious kitchen
- Good sized master bedroom with loft storage
- Family bathroom
- City courtyard garden with decking area
- Gas central heating
- Close to local shops and bus route to city centre
- Quiet position within Heavitree



the details...

A superbly presented, three double bedroom home located in a popular and convenient location of Heavitree. Internally the property is bright and spacious and has been extended in to the loft space to create a fantastic master bedroom with views across Heavitree.

As you enter the property there is a traditional feeling with a modern and bright feel. Stairs rise to the first floor and a door leads into the open plan living/dining room with French doors opening to the enclosed garden to the rear of the property. A feature fire place in-keeping with the style of the property is on one wall and there is a large window to the front aspect of the property and space for a large dining table.

The kitchen is spacious and has plenty of worktop space with cupboards and drawers below. There is also space for a free standing cooker and washing machine. A large window and glazed door opens to the rear garden and giving ample light to the kitchen.

The first floor benefits from two double bedrooms and a family bathroom whilst the master bedroom occupies the loft extension and has been superbly laid out to make the most of all the space.

Outside the property has a city style courtyard garden with a raised decking area and gate to the rear garden.



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: Tesco Express 0.3 mile

City centre: 1.9 miles

Supermarket: Waitrose 0.9 mile

Relaxing

Beach: Exmouth 10.1 miles

Heavitree pleasure ground: 0.3 mile

Odeon Cinema: 1.5 miles

Exeter Golf and Country Club: 2.5 miles

Travel

Bus stop: East Wonford Hill: 0.1 mile

Train station: Polsloe Bridge: 1.2 miles

Main travel link: M5 1.8 miles

Airport: Exeter 3.9 miles

Schools

Bramdean School: 0.6 mile

Exeter School: 0.8 mile

Please check Google maps for exact distances and travel times.

Property postcode: EX1 3BT

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how to get there...

From Polsloe Bridge train station continue on Hamlin Lane. At the roundabout, take the first exit onto Sweetbrier Lane and continue straight across at the next roundabout to proceed on Sweetbrier Lane. At the end of the road, turn right. Continue to the end of the road. Turn right onto Honiton Road and proceed onto East Wonford Hill. Turn right onto Victor Street and then left where you will find the property.

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