



8 Stuart Road Heavitree Exeter
Guide Price £250,000

1748 DREW
PEARCE

- Delightfully presented terraced house with a host of attractive features
- Very popular residential location close to shops and schools
- Sitting room with woodburner-style gas fire
- Comprehensively fitted kitchen/dining room
- Utility room
- 3 bedrooms
- Bathroom
- Useful study area
- Enclosed rear garden with shed
- Gas central heating
- Double glazing



8 Stuart Road Heavitree Exeter EX1 2SZ

A very attractively presented and cleverly extended terraced house in a popular residential area well served by amenities which include a primary school, Heavitree Park and excellent local shopping facilities. There are frequent bus services to the city centre which is 1 mile away.

The house combines considerable charm and character (pine doors with stained glass, a woodburner-style gas fire and lovely brick fireplaces, wooden flooring) with modern comforts including a fabulous fitted kitchen/dining room, gas central heating and double glazing. Of particular note is the clever loft conversion which has provided a large extra bedroom and a very useful study area at the base of the stairs.

Outside is an attractive enclosed garden well placed to catch the morning and mid-afternoon sunshine.

ACCOMMODATION

Front door to entrance vestibule with stripped pine door with stained glass to..

Hall
Coved ceiling with arch.

Sitting Room 3.57m x 3.2m (11'9" x 10'6")
Double glazed bay window. Woodburner-style gas fire set into an attractive brick fireplace with a tiled hearth and timber mantle over. Coved ceiling and picture rail. TV point. Radiator.

Kitchen/Dining room 4.62m x 3.45m (15'2" x 14'3")
A lovely room fitted with an excellent range of cream coloured units incorporating a stainless steel sink unit and solid timber worktops with tiled splashbacks. Bosch built-in oven and gas hob with a filter hood over. Feature brick fireplace and chimney breast with a timber mantlepiece. Stripped floorboards and pine door with stained glass. Double glazed window to the rear garden. Glass fronted display cabinet. Radiator. Arched space beneath staircase with room for fridge/freezer. Glazed door to..

Utility Room 2.15m x 1.86m (7'1" x 6'1")
Roll-edged worktop with space and plumbing for washing machine beneath. Space for tumble dryer. Double glazed window and half-glazed door to the garden.

Stairs to Landing

Bedroom 1 4.64m x 3.21m (15'3" x 10'6")
Twin double glazed windows. Coved ceiling and picture rail. Radiator. Attractive cast-iron fireplace with decorative tiling and moulded surround.

Bedroom 2 2.39m x 2.34m (7'11" x 7'8")
Cast-iron fireplace. Radiator. Alcove with shelving. Built-in cupboard. Double glazed window.

Bathroom

Panelled bath with tiled surround and Mira shower over. Pedestal wash basin with tiled splashback. WC. Airing cupboard housing Worcester gas central heating boiler. Frosted double glazed window.

From the landing there is a door to a small study area and further stairs up to ..

Bedroom 3 4.61m x 3.84m (15'1" x 12'7")
Sloping ceilings with two Velux windows. Radiator. Spotlights. Access to eaves storage. TV point.

OUTSIDE

An enclosed rear garden with a raised border with a mature tree and shrubs. Timber shed. Outside lighting. Pedestrian access to service lane.



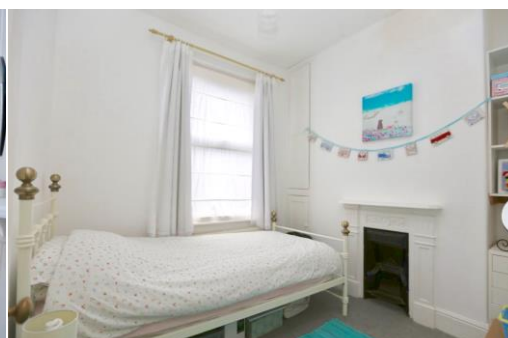
SERVICES

Electricity, gas, water and drainage are connected.

COUNCIL TAX BAND B

ENERGY EFFICIENCY RATING D (64)

To arrange a viewing call **01392 201748**



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