

29 STUART ROAD,
HEAVITREE, EXETER, EX1 2SZ
£300,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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**29 STUART ROAD,
HEAVITREE, EXETER, EX1 2SZ
£300,000**

**Attractive, bright two double bedroom mid terrace house, re-furnished throughout,
retaining original features and high ceilings with West facing garden. Located in the popular area of Heavitree,
walking distance of local amenities and R D & E Hospital.**

**The accommodation comprises:- Entrance Vestibule, Hallway, Living Room, Open Plan Kitchen/Dining Room, Utility,
Downstairs Cloakroom, Two Double Bedrooms, Spacious Bathroom.
Gas Central Heating, Double Glazing.**

**Large Loft Which Is Insulated And Part Boarded - Potential For Conversion To Additional Bedroom
(as has been done in several similar houses in the road).**

LOCATION

Stuart Road is situated in the popular residential area of Heavitree on the eastern side of the cathedral and university city of Exeter. The property is within walking distance of the city centre and has bus routes nearby, whilst benefiting from local amenities including:- Heavitree Pleasure Ground, local shops and supermarkets. Within five minutes' walk are two primary schools, three doctors' surgeries and Polsloe Railway Station. This house is ideal for anyone who works at the RD&E hospital and wants an easy walk to work. It also benefits from good access to Exeter City Centre, M5 Motorway, Met Office and Pynes Hill Business Park.

THE ACCOMMODATION COMPRISES (all measurements are approximate):

ENTRANCE VESTIBULE To:-

HALLWAY

Original decorative archway. Stairs to first floor. Doors leading to:-

LIVING ROOM 12' 3" (3.73m) x 11' 7" (3.53m)

Bay window to the front. Beautiful feature fireplace with brick surround. Double radiator. Stripped pine floor.

KITCHEN/DINING AREA 15' 1" (4.60m) x 11' 3" (3.43m)

KITCHEN AREA - Fitted kitchen comprising:- matching oak wall and base units with worktop over in tiled splashback. Built-in electric oven with gas hob over. Stainless steel sink unit with mixer tap. Under counter fridge freezer. Understairs storage cupboard with power and light. Stripped pine floor. Downlighters.

DINING AREA - Outlook over the rear garden. Feature fireplace. Double radiator. Storage cupboard.

UTILITY 6' 3" (1.91m) x 4' (1.22m)

Space and plumbing for washing machine. Gas combi boiler. Door to rear garden. Door to:-

CLOAKROOM 6' 3" (1.91m) x 2' 9" (0.84m)

Window to the rear. W.C.

FIRST FLOOR LANDING

Storage cupboard with shelving. Access to large loft space. Potential for conversion to additional bedroom.

BEDROOM 1 15' 1" (4.60m) into alcove x 10' 5" (3.17m)

Feature Victorian fireplace. Two double radiators. Stripped pine floor.

BEDROOM 2 13' 9" (4.19m) max x 8' 9" (2.67m) max

Feature Victorian fireplace. Storage cupboard. Double radiator. Stripped pine floor.

BATHROOM

White suite comprising:- close coupled W.C. Pedestal wash hand basin. Panelled bath with electric shower over. Heated towel rail. Fully tiled walls. Stripped pine floor.

OUTSIDE REAR

Sunny West facing courtyard garden with patio. Raised flower beds. Outside water tap. Rear gate provides pedestrian access.

COUNCIL TAX BAND B

PARKING

Resident permit on street parking.

DIRECTIONS

From the city centre proceed along Heavitree Road. Turn left at the traffic lights into North Street, just after this road bends to the right and becomes South Lawn Terrace. Turn left into Stuart Road opposite St Michael's School and the property can be found on the left hand side. **what3words///arts.maps.divide**

Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.