Burgoynes
ESTATE AGENTS









68 Butts Road

Heavitree, EXETER, EX2 5BG

An exciting opportunity to acquire this well modernised and extended 3 bedroom semi-detached house in a highly convenient and favoured residential area within easy walking distance of Heavitree's comprehensive shopping centre, local schools, hospitals, regular bus service and Heavitree Park, arguably the best park in Exeter and now with vibrant café/community hub venue.

The ground floor accommodation consists of a reception hall, front lounge, downstairs shower room/WC, and a superb open-plan kitchen/diner. On the first floor there are 2 double bedrooms, one single bedroom and a family bathroom. The property also benefits from gas central heating and uPVC double glazing ensuring warmth and energy efficiency throughout the year.

A sizeable rear garden is completely enclosed and enjoys a sunny westerly aspect attracting plenty of sunshine from mid morning through to early evening. A private driveway affords off road parking for up to three vehicles and leads to a detached garage. The front garden has been hard landscaped for ease of maintenance and provides a neat and tidy gravelled frontage. The well landscaped rear garden has also been designed for ease of maintenance and features a sun trap patio, central lawn area and well established shrub beds providing plenty of colourful flora throughout the seasons. This lovely garden widens behind the garage offering untapped potential to build a garden lodge/home office.

Guide Price £350,000

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3 2 1 C

- MOTIVATED SELLER, PRICED TO SELL
- CLOSE TO SHOPS, HEAVITREE PARK & HOSPITALS
- SUPERBLY PRESENTED PROPERTY
- Reception Hall, Lounge, Kitchen/Diner
- Downstairs Shower Room/WC
- 3 Bedrooms & Bathroom
- Gas Central Heating & uPVC Double Glazing
- Sunny Rear Garden (potential for home office)
- Off Road Parking for up to 3 Vehicles
- Detached Single Garage

Reception Hall

13'8" x 5'6" (4.17m x 1.68m)

Lounge

12'4" x 10'9" (3.78m x 3.28m)

Shower/WC

5'10" x 5'6" (1.78m x 1.69m)

Kitchen/Dining Room

16'7" x 13'11" (5.06m x 4.25m)

Landing

Bedroom 1

12'11" x 10'4" (3.96m x 3.15m)

Bedroom 2

10'9" x 10'5" (3.28m x 3.18m)

Bedroom 3

8'3" x 5'10" (2.54m x 1.80m)

Bathroom

5'10" x 4'11" (1.80m x 1.52m)

Gardens & Parking

Detached Garage



Directions

As you approach the centre of Heavitree continue down Fore Street passing Tesco Express on your left. Turn right at the next set of traffic lights onto Butts Road and No.68 will be found on your right. Council Tax Band: C



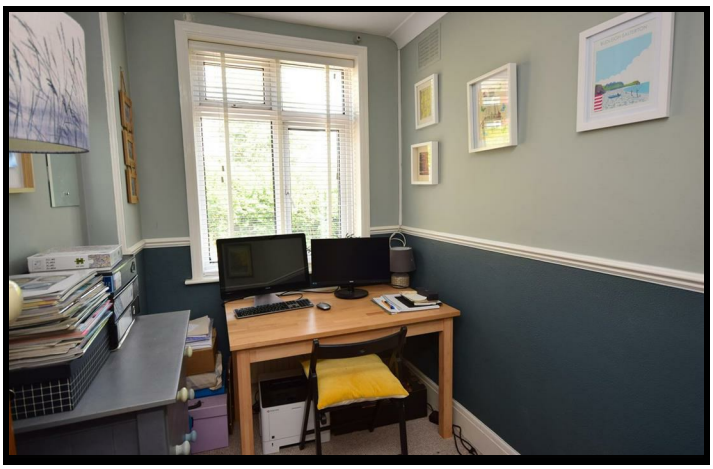














Floor Plan

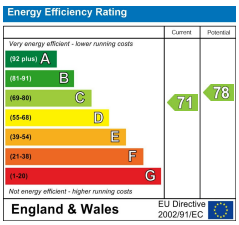


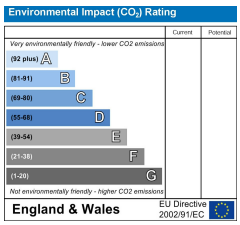
Total area: approx. 84.7 sq. metres (911.3 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibilty is accepted for any other use.

68 Butts Road, Exeter

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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