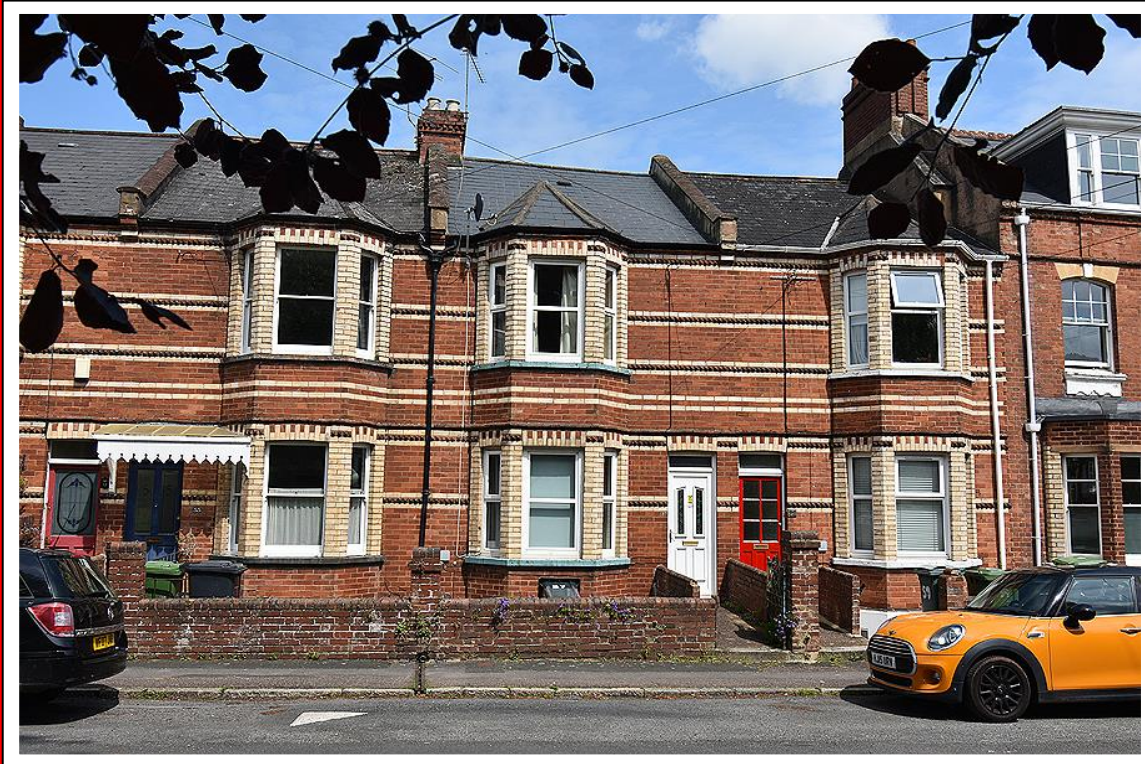




**57 REGENTS PARK
HEAVITREE
EXETER
EX1 2NZ**

PROOF COPY



OFFERS IN EXCESS OF £375,000 £FREEHOLD



An opportunity to acquire a deceptively spacious three storey bay fronted mid terraced house incorporating self contained ground floor flat with full planning permission to convert the main house to a home of multiple occupancy. Requiring modernisation throughout. Main house comprising reception hall. Sitting room. Separate dining room. Kitchen/breakfast room. Three bedrooms. Shower/wet room. Ground floor flat comprises reception hall. Sitting room. Bedroom. Kitchen. Bathroom. Rear garden. Highly sought after residential location convenient to local amenities, Exeter city centre and Royal Devon & Exeter hospital. Pleasant outlook over neighbouring green. Ideal investment/family purchase. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door leads to:

ENTRANCE VESTIBULE

Dado rail. Obscure glazed internal door leads to:

RECEPTION HALL

Stairs rising to first floor. Radiator. Smoke alarm. Door providing access to stairs leading to lower ground floor. Panelled door to:

SITTING ROOM

15'2" (4.62m) into bay x 11'4" (3.45m) into recess. A spacious room with original coving. Radiator. Tiled fireplace with raised hearth. uPVC double glazed bay window to front aspect with pleasant outlook over neighbouring green.

From reception hall, panelled door leads to:

DINING ROOM

14'2" (4.32m) x 9'4" (2.84m). Radiator. uPVC double glazed window to rear aspect.

From reception hall, part glazed door leads to:

KITCHEN/BREAKFAST ROOM

15'4" (4.67m) x 9'0" (2.74m) maximum. Single drainer sink unit. Roll edge work surface with tiled splashback. Fitted shelving. Fireplace recess. Space for upright fridge freezer. Radiator. Wall mounted boiler serving central heating and hot water supply. Serving hatch to dining room. uPVC double glazed window to rear aspect with outlook over rear garden.

FIRST FLOOR HALF LANDING

Access to roof space. Door leads to:

BEDROOM 3

12'2" (3.71m) into bay x 9'2" (2.79m) into recess. Radiator. Built in wardrobe. Bay window to rear aspect with outlook over rear garden, neighbouring area, parts of Exeter and beyond.

From first floor half landing, panelled door leads to:

SHOWER ROOM/WET ROOM

Tiled shower area with toughened glass shower screen and main shower unit. Wall hung wash hand basin. Low level WC. Tiled floor. Tiled walls. Heated ladder towel rail. Obscure glazed window to side aspect.

FIRST FLOOR FULL LANDING

Linen cupboard. Door to:

BEDROOM 2

14'2" (4.32m) x 9'4" (2.84m) into recess. Radiator. Exposed wood flooring. Fireplace recess. Window to rear aspect with outlook over neighbouring area, parts of Exeter and beyond.

From first floor full landing, panelled door leads to:

BEDROOM 1

15'2" (4.62m) into bay x 15'0" (4.57m) into recess. A spacious room. Exposed wood flooring. Boarded fireplace. Radiator. uPVC double glazed bay window to front aspect with pleasant outlook over neighbouring green.

SELF CONTAINED GROUND FLOOR FLAT

Part glazed front door leads to:

RECEPTION HALL

Cloak hanging space. Understair recess. Stairs rising to first floor main property. Door to:

SITTING ROOM

15'0" (4.57m) x 10'10" (3.30m) into recess. Radiator. Fireplace recess. uPVC double glazed window to front aspect. Internal window to rear aspect.

From reception hall, door to:

BEDROOM

13'2" (4.01m) x 7'10" (2.39m) to chimney breast. Radiator. Window to rear aspect.

From reception hall, door to:

KITCHEN

9'4" (2.84m) x 6'8" (2.03m). Fitted with a range of base and drawer units. Wood effect roll edge work surfaces with tiled splashback. Single drainer sink unit. Space for gas/electric cooker. Plumbing and space for washing machine. Space for upright fridge freezer. Radiator. uPVC double glazed window to side aspect. Part obscure uPVC double glazed door provides access to rear garden. Door leads to:

BATHROOM

Comprising panelled bath with traditional style mixer tap including shower attachment. Low level WC. Wash hand basin. Part tiled walls. Obscure double glazed window to rear aspect.

OUTSIDE

The ground floor flat has immediate access to the rear garden which consists of a concrete patio. Area of garden laid to decorative stone chippings for ease of maintenance. Well stocked flower/shrub beds with a variety of maturing shrubs, plants and roses. A dividing pathway leads down the garden to a greenhouse whilst to the lower end of the garden is an area with raised planters ideal for vegetable/soft fruit growing.

A rear gate provides pedestrian access. Directly to the front of the property is a small walled area of garden with steps leading down to lower ground floor flat and a pathway leading to main front door of property.

**TENURE
FREEHOLD**

DIRECTIONS

From Sidwell Street roundabout take the turning into Blackboy Road and at the traffic light junction turn right into Polsloe Road. Continue almost to the end of this road turning left into Mont Le Grand and continue down turning right into Regents Park. The property in question will be found on the left hand side.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more check into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/0523/8420/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		