



**29 REGENTS PARK  
HEAVITREE  
EXETER  
EX1 2NX**



**£350,000 FREEHOLD**



An opportunity to acquire a spacious 1930s built detached bungalow located within this highly sought after residential location providing good access to local amenities and Exeter city centre. Presented in good decorative order throughout. Two double bedrooms. Reception hall. Light and spacious sitting room. Well proportioned open plan kitchen/dining room. Modern bathroom. uPVC double glazed conservatory. Gas central heating. uPVC double glazing. Small enclosed rear garden enjoying a high degree of privacy. No chain. Viewing highly recommended.

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Part obscure uPVC double glazed front door leads to:

### **ENTRANCE PORCH**

Cloaks hanging space. Part obscure glass panelled door leads to:

### **RECEPTION HALL**

Radiator. Smoke alarm. Picture rail. Access to roof space. Door to:

### **SITTING ROOM**

12'0" (3.66m) x 10'10" (3.30m). Picture rail. Radiator. Television aerial point. uPVC double glazed window to front aspect with outlook over front garden.

From reception hall, door to:

### **KITCHEN/DINING ROOM**

Dining room – 12'10" (3.91m) x 11'4" (3.45m) into recess. Fitted shelving into alcove. Radiator. Cupboard housing boiler serving central heating and hot water supply with storage cupboard over. uPVC double glazed windows to both side and rear aspects. Open plan to:

Kitchen – 11'10" (3.61m) x 7'0" (2.13m). Fitted with a range of matching base, drawer and eye level cupboards which extend into the dining area. Marble effect roll edge work surfaces and tiled splashbacks. Double bowl sink unit with single drainer and modern style mixer tap. Space for electric/gas cooker with filter/extractor hood over. Space for fridge. uPVC double glazed window to rear aspect. Part obscure uPVC double glazed door provides access to:

### **CONSERVATORY** (incorporating utility area)

15'8" (4.78m) x 8'0" (2.44m). A quality fitted uPVC double glazed conservatory. Part pitched double glazed roof. Radiator. Power and light. Plumbing and space for washing machine. Further appliance space. uPVC double glazed windows and sliding door providing access and outlook to rear garden.

From reception hall, door to:

### **BEDROOM 1**

11'10" (3.61m) x 9'0" (2.74m) excluding recess. Radiator. Picture rail. uPVC double glazed window to front aspect with outlook over front garden.

From reception hall, door to:

### **BEDROOM 2**

12'0" (3.66m) maximum x 10'4" (3.15m). Radiator. Picture rail. uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, door to:

### **BATHROOM**

6'10" (2.08m) x 5'6" (1.68m). A matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over and tiled splashback. Wash hand basin with modern style mixer tap. Low level WC. Tiled wall surround. Heated ladder towel rail. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to side aspect.

### **OUTSIDE**

To the front of the property is a well kept and maintained mature garden stocked with a variety of maturing shrubs, plants and flowers including maturing palms. A sloped pathway and steps lead to the front door. Two pathways extend to both side elevation in turn providing access to the rear garden which enjoys a high degree of privacy whilst mostly laid to paving for ease of maintenance. Water tap. Raised shrub beds stocked with a variety of maturing shrubs and plants and again maturing palm. Brick built storage shed with power and light. The rear garden is enclosed to all sides.

### **TENURE**

FREEHOLD

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band

## **DIRECTIONS**

From Sidwell Street roundabout take the turning into Blackboy Road and at the traffic light/crossroad junction turn right into Polsloe Road and continue along and take the right hand turning 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 checks 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.

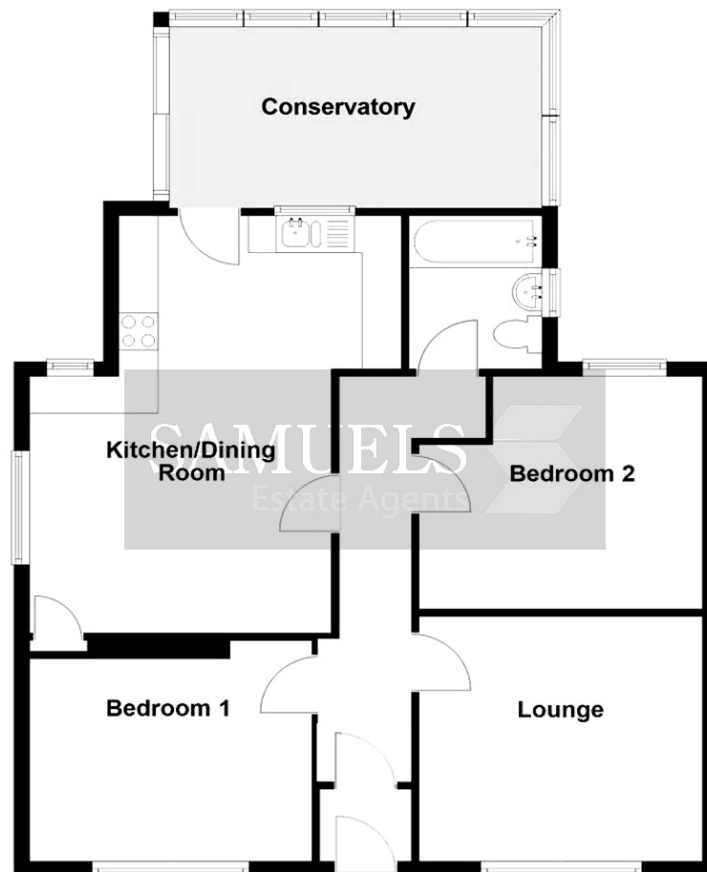
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## **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/0925/9045/AV**



Total area: approx. 80.9 sq. metres (871.1 sq. feet)

Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		