



Homefield Road, Exeter, EX1 2QS

A spacious 4 bedroom semi-detached house built in the 1980's as one of a pair of stand alone properties in a highly sought after location of Heavitree. Close to schools, local amenities, Heavitree Pleasure Ground, RD&E Hospital, and walking distance to the city centre.

Winkworth

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Description:

Entrance Hall:

The front door opens to an entrance hall, radiator, stairs rising to the first floor landing. Doors open to the kitchen, dining room, cloakroom, and integral garage and storage cupboard.

Kitchen: A range of wall and base units with worktops, stainless steel sink with a mixer tap over. Spaces for a stand alone oven, fridge freezer and washing machine. A service hatch to the dining room and a window looking out to the front aspect.

Cloakroom: Low level WC, wash hand basin and an obscure uPVC double glazed window to the side aspect.

Dining Room: A spacious room providing space for a dining table and chairs. Doors to both the conservatory and sitting room.

Sitting Room: An impressive, good sized room featuring an electric fire set in a modern surround, two radiators, PVC double glazed patio doors overlooking the garden.

Conservatory: A pleasant area for seating, uPVC double glazed windows, doors to the garden.

Integral Garage: Serviced by power and lighting, up-and-over door.

Stairs & Landing: Stairs rise to the first floor, landing with radiator and window to the rear aspect. Access is to the four bedrooms, bathroom, loft and an airing cupboard.

Bedroom 1: A double bedroom boasting a range of fitted storage furniture, uPVC double glazed window to the front aspect.

Bedroom 2: A second good-sized double bedroom with PVC double glazed window faces the front aspect, with built in bedroom furniture.

Bathroom: Comprising of a low level WC, wash hand basin set in a vanity storage unit, large walk in shower and a heated towel rail. The walls are tiled and an obscure uPVC double glazed window faces the rear aspect.

Bedroom 3: Double bedroom including a range of fitted furniture as well as a radiator, uPVC double glazed window overlooking the garden.

Bedroom 4/Study: A single bedroom with a radiator, uPVC double glazed window to the rear aspect.

Outside:

From the rear of the house, doors open onto a patio. Steps lead up to the principal area of the garden, which is mostly laid to lawn with a good selection of plants, shrubs and trees.

There is an additional garden at the front of the property, as well as a driveway providing off-road parking.



AT A GLANCE:

Kitchen
Dining Room
Living Room
Conservatory
Cloakroom/WC
4 Bedrooms (three doubles)
Family Bathroom
Gas Central Heating
UPVC Double Glazing
Wonderful 80ft West Facing Rear Garden
Integral Garage

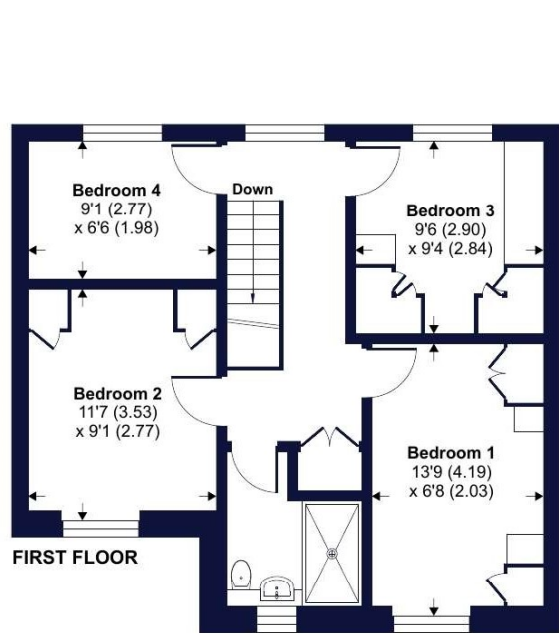
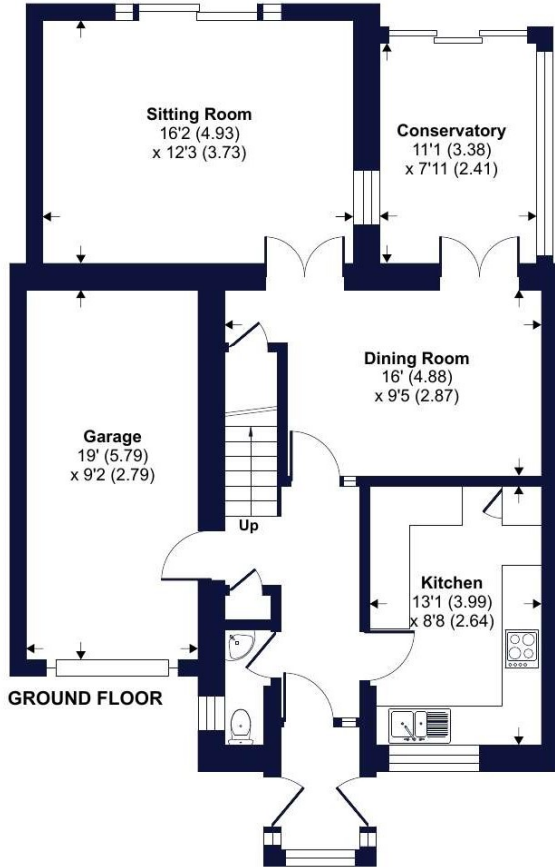
PROPERTY INFORMATION:

Freehold
Council tax Band: E
Mains electric, gas, water and drainage.

Homefield Road, Exeter, EX1

Approximate Area = 1435 sq ft / 133.3 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 988622



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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