

Vaughan Rise, Exeter, EX1 3UD

Guide Price: £275,000

A well-presented three bedroom house set in a highly sought after area of Heavitree. The property benefits from a large living area, two double bedrooms, private rear garden and off-road parking. No onward chain.

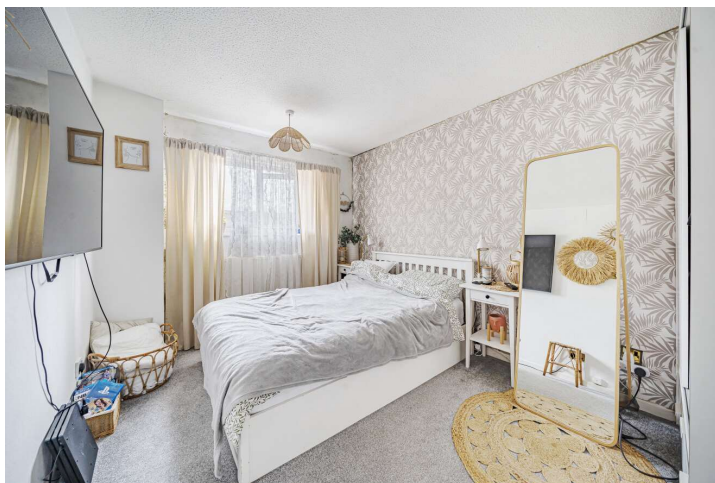
Winkworth

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Description

Ground Floor:

The property is accessed directly from the pavement with no steps.

Sitting room: Large and bright sitting room. Wood effect laminate flooring, feature fireplace, large picture window and radiator.

Kitchen/dining room: Large open plan space, wood effect laminate flooring, door leading into private rear garden and radiator. The kitchen comprises of a mixture of wall and base storage units with roll-top work surfaces. Integral four ring gas hob, oven and sink/drainer with further space for a standalone washing machine, dishwasher and fridge/freezer.

First floor:

Bedroom one: Large double bedroom, picture window overlooking the front aspect, carpet flooring and radiator.

Bedroom two: Further double bedroom, picture window overlooking the rear aspect, carpet flooring and radiator.

Bedroom three: Window overlooking the rear aspect, carpet flooring and radiator.

Bathroom: Bath with stand over shower and shower screen, low level W/C and wash basin.

Agents note: Please note that the carpet on the first floor has been overlaid with the tenants carpet. The carpet below will remain with the property.

Outside:

The private rear garden has been laid with stone slab and artificial grass to make a flexible space with is great to use all year round.

Allocated parking space to the rear.

Location:

Heavitree is one of the most highly sought-after areas of Exeter. A quiet residential area It offers close proximity to the city centre as well as easy access to the M5 and A30 along with excellent transport links. The area has many of its own amenities and high street along with excellent primary schools.

Agents Note:

The property is currently tenanted. The tenants are currently on a periodic tenancy.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.



At a glance....

- Well presented throughout
- No onward chain
- Sought after Heavitree location
- Private rear garden
- Off-road parking space
- Large living space
- Good size bedrooms

PROPERTY INFORMATION:

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

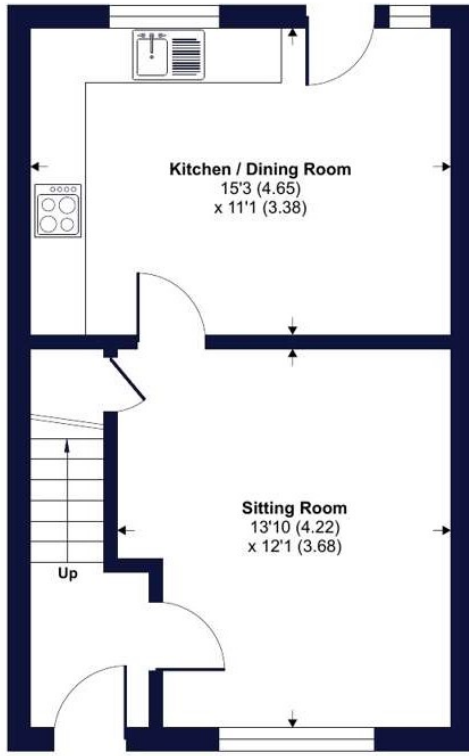
Internet: Ultrafast broadband is available (checked on openreach) with fibre to the cabinet.

Mobile: We understand that full mobile coverage is available (checked on Ofcom)

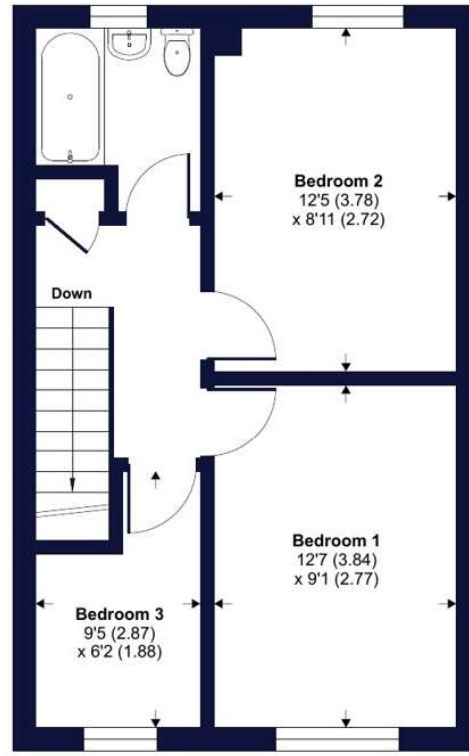
Vaughan Rise, Exeter, Devon, EX1

Approximate Area = 782 sq ft / 72.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1112013

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	60	
(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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