



Bonnington Grove, Exeter, EX1 2QY

A lovely two double bedroom mid-terrace period property located within the heart of desirable area of Heavitree with private rear garden and garage.

Winkworth

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Description

Exeter is a vibrant small city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5 motorway.

Ground floor:

Upon accessing the front door, you are greeted by a porch and entrance hall. The good size sitting/dining room is bright and welcoming, located at the front of the property the sitting room has a feature fireplace with functioning wood burner, large bay window overlooking the front aspect and natural oak flooring. The dining room has plenty of space for a large dining table set. The downstairs cloak room is accessed from the dining room with W/C and wash basin.

The kitchen/breakfast room comprises of white wall and base storage units with wooden work surfaces and integral sink/drainage, extractor fan, fridge, freezer and dishwasher with further space for a standalone washing machine and large range cooker. There is further space for a table with a large window overlooking the rear garden, making it the perfect space to enjoy breakfast.

The utility room provides the perfect space for a tumble dryer and further storage with direct access into the private rear garden.

First floor:

Bedroom one is large double bedroom with dual built-in wardrobes and large bay window overlooking the front aspect.

Bedroom two is also a double, located to the rear of the property with a built-in wardrobe and window overlooking the rear garden.

The bathroom comprises of a W/C, wash basin, large corner bath and stand in shower cubicle.

Outside:

The private rear garden has been laid with natural stone slabs whilst featuring multiple raised flower beds in order to provide an attractive space that is functional for use all year around.

There is a large garage which can be accessed via a lane to the rear of the property.

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 Thirdfort 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....

Heavitree.
 Quiet residential road.
 Two double bedrooms
 Mid-terrace
 Large sitting/dining room
 Modern kitchen/breakfast room.
 Utility area
 Bathroom and cloakroom.
 Private rear garden.
 Garage with access lane.

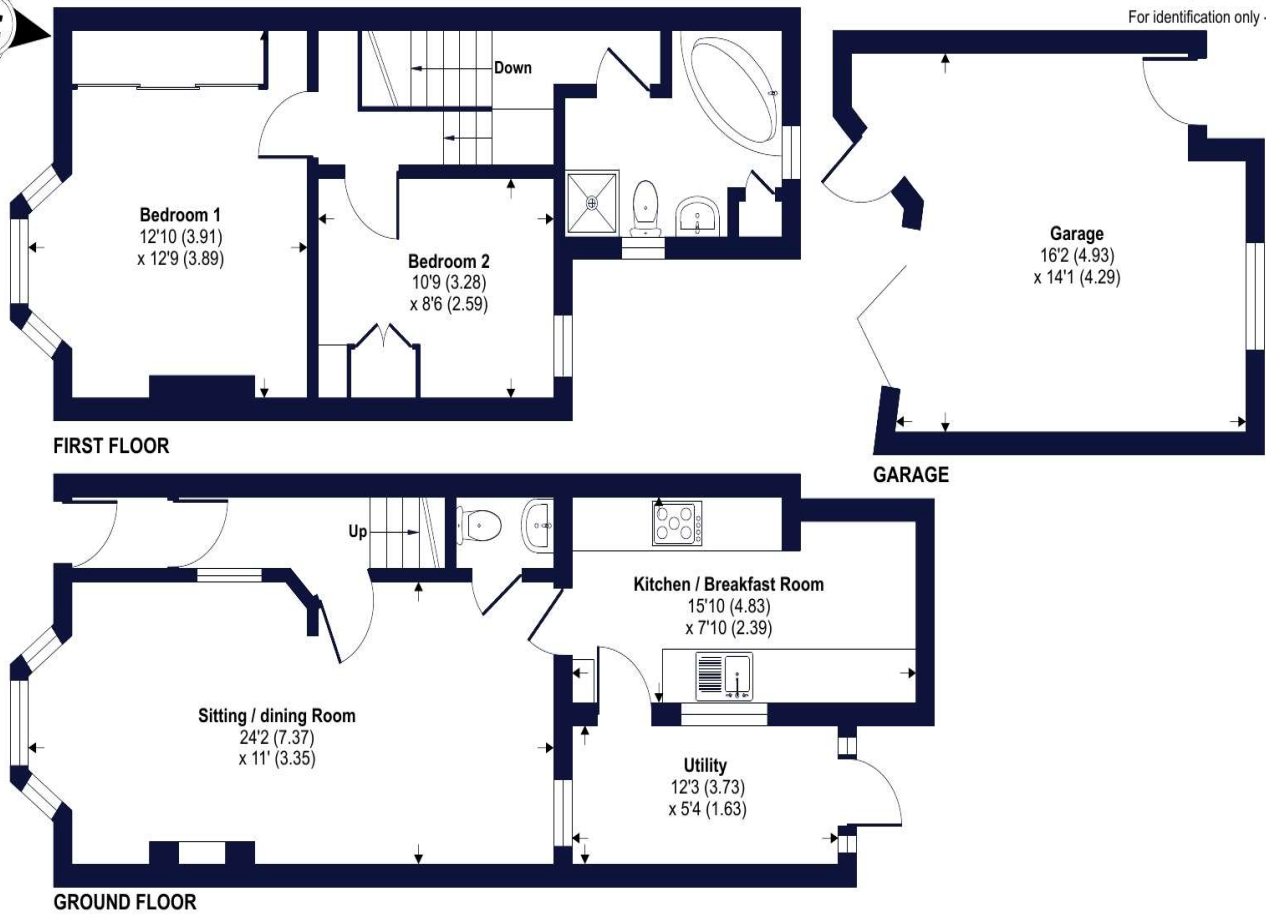
PROPERTY INFORMATION:

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

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Approximate Area = 1122 sq ft / 104.2 sq m (includes garage)

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 961147

Winkworth

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	81
(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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