



Regents Park, Heavitree, Exeter, Devon, EX1 2NZ



## Regents Park

Heavitree, Exeter, Devon

Three Bedrooms | Self Contained One Bedroom Basement

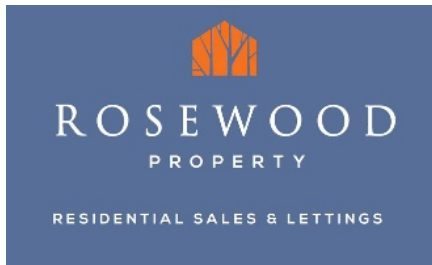
Apartment

16ft Lounge with Bay Window | Dining Room

Pleasant Views to Rear | Popular Heavitree Location

Off Road Parking to Rear | Council Tax Band C

EPC - Awaiting | Freehold



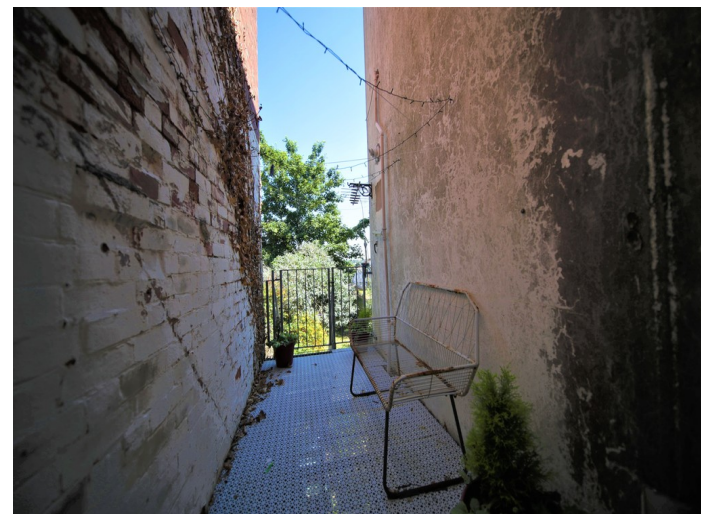
6 Northernhay Place, Exeter, Devon, EX4 3QJ

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Telephone: 01392 247700

[www.rosewood-property.co.uk](http://www.rosewood-property.co.uk)







### Important Information

Tenure: Freehold

Local Authority: Exeter City Council

Council Tax: £1,835

Sale By: Private Treaty

Guide Price: £475,000

Type of Property: Mid Terrace

EPC Rating: Energy Efficiency Rating TBC.

Viewing - Viewing is strictly by prior appointment with Rosewood Property

Rosewood Property Residential Sales & Lettings

6 Northernhay Place

Exeter

Devon

EX4 3QJ

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## 53 Regents Park, Heavitree, Exeter, Devon, EX1 2NZ

A three bedroom terrace with a one bedroom self contained apartment, the main house having two reception rooms including the 16FT LOUNGE and pleasant views over the City from the rear. Gardens to the rear and off road parking beyond the garden.

### SITUATION

Set on the outskirts of the City, Heavitree is conveniently positioned for access onto major routes such as the M5, A30 and the A38 Devon Expressway. The Royal Devon & Exeter Hospital is nearby being approximately 0.8 miles away, the Middlemoor Regional Police Headquarters, Sowton Industrial Estate and Exeter Airport are all within a 5 miles distance. The district of Heavitree has a variety of amenities including shops, a Tesco Express, restaurants, banks, a doctor's surgery, churches and a regular bus service into the Cathedral City of Exeter with its wider range of facilities.

### DIRECTIONS

From our City centre office located in Northernhay Place proceed left onto Bailey Street, at the traffic lights continue straight ahead onto Longbrook Street, just after Harry's Restaurant turn right onto York Road.

At the next set of traffic lights turn left onto Sidwell Street, continue along Sidwell Street until reach the roundabout and take the second exit onto Blackboy Road. Proceed along Blackboy Road until the junction where you will find Henry's Bar on the left, immediately turn right at the traffic lights onto Polsloe Road. Continue along Polsloe Road passing Heavitree Hospital and South Avenue and a short distance away is the turning left for Regents Park where the property will be found on the left hand side.

### SERVICES

All relevant services electricity, gas, water and drainage are all mains.

## **AGENTS NOTES**

**A great opportunity to buy a spacious home within Heavitree and have an income coming in at the same time or alternatively to home an elderly relative as there are two separate entrances with this property.**

**Excellent situated for the Royal Devon & Exeter Hospital and the City Centre.**

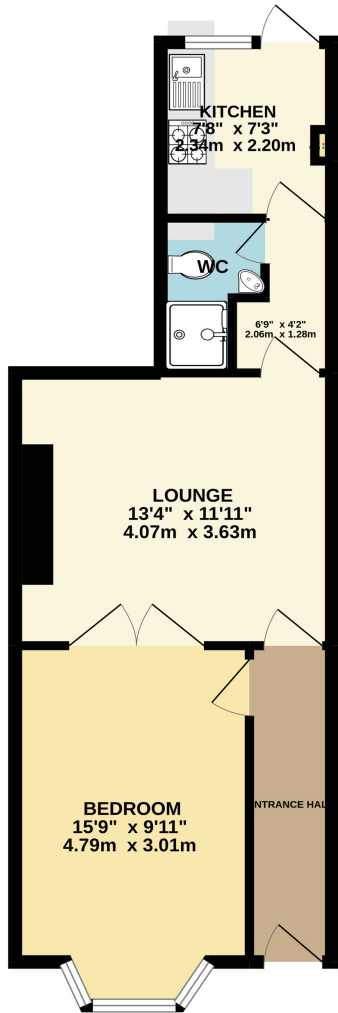
**Currently both properties are LET on AST's therefore we will require to give 48 hours notice to the tenants before we are able to arrange viewings!**



**Contact Brett Hampton for Valuations and Sales**

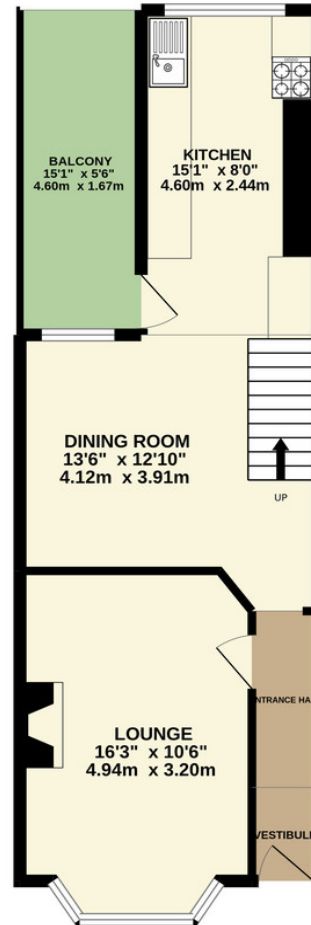
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BASEMENT APARTMENT



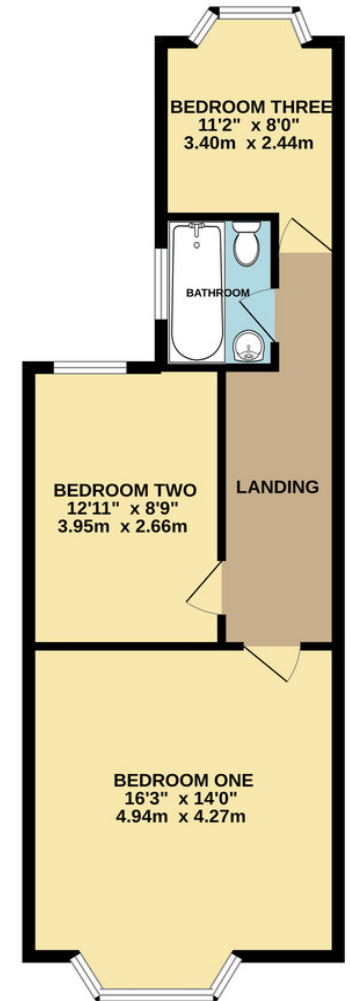
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR



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1ST FLOOR



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