



24 Heavitree Park, Heavitree, Exeter, EX1 3BP  
£650 PCM

A purpose built ground floor apartment situated in this convenient location. The accommodation is tastefully presented throughout and benefits from UPVC double glazing and gas central heating and briefly comprises entrance porch, spacious living room, refitted kitchen, double bedroom and bathroom. Large well maintained communal gardens and an allocated parking space. An early viewing is strongly recommended.



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UPVC double glazed front door to

**Entrance porch:**

Laminate flooring. Part glazed inner door to

**Sitting room:**

**13'11 x 12'3 (4.24m x 3.73m)**

Two UPVC double glazed windows with aspect to the front and side. Radiator. Television point. Telephone point. Wood laminate flooring.

**Kitchen:**

**9'9 x 7'9 (2.97m x 2.36m)**

Refitted with a range of attractive matching wall mounted and base units. Work tops over with tiled surrounds. Single drainer stainless steel sink unit with chrome mixer taps over. Space and plumbing for washing machine. Further kitchen appliance space. Four burner gas hob with electric oven under and hood over. Wall mounted gas fired boiler. Central heating control panel. Stainless steel lighting. Radiator. Space for table and chairs.

**Bathroom:**

Fitted with a modern matching white suite comprising low level close coupled wc. Pedestal washbasin with tiled splash. Panelled bath with tiled surround. Chrome shower unit over. Fitted shower screen. Obscure UPVC double glazed window. Radiator.

**Inner hallway:**

Storage cupboard.

**Bedroom:**

**12'4 x 9'6 (3.76m x 2.90m)**

UPVC double glazed window with aspect to the side. Radiator. Range of fitted bedroom furniture.

**Outside:**

Immediately to the front is a paved seating area and garden laid to lawn. The owners of the property also have use of the large well maintained communal gardens and an allocated parking space.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		