

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1 Van Buren Place, Kings Heath, Exeter, Devon, EX2 7TJ

A charming Grade II listed single storey barn conversion situated in the convenient location of Kings Heath. The accommodation comprises a fantastic dual aspect living/dining room with vaulted ceiling, fitted kitchen, master bedroom with en-suite, two further bedrooms and bathroom. Outside there is a courtyard and lawned garden with mature fruit trees, two allocated parking spaces and a garden store. EPC Band D.

Accommodation Comprising:

Double glazed wooden front door into:

Kitchen

4.88m x 2.62m (maximum) (16'0" x 8'7" (maximum))

Fitted with a range of modern base cupboards, drawers and eye level units. Roll edged work surface, one and a half bowl sink unit with mixer tap. Double glazed window to the side aspect. The kitchen is fitted with a range of integral appliances including fridge/ freezer, four ring gas hob with electric oven below and extractor fan. Wall mounted Worcester gas boiler supplying domestic hot water and gas central heating. Space and plumbing for washing machine and dishwasher. Breakfast bar area. Opening through to the inner hallway and doorway through to:

Living/ Dining Room

4.88m x 4.85m (16'0" x 15'10")

A lovely, bright and spacious dual aspect room with two double glazed windows overlooking the garden and further double glazed window to the side aspect. Double glazed porthole window. Gas central heating radiator. Television and telephone point. Feature gas fire.

Inner Hallway

Doors to:

Bedroom 1

4.55m x 3.66m (14'11" x 12'0")

Double glazed French doors opening onto the patio area. Gas central heating radiator and television point. Door to:

En-Suite Shower Room

Fitted with a white suite comprising a quadrant shower cubicle with Mira shower over and tiled surrounds. Pedestal wash hand basin, close coupled W.C. mirror fronted cupboard, heated towel rail and extractor fan.

Bedroom 2

2.89m x 2.85m (9'5" x 9'4")

A dual aspect room with an obscured double glazed window to the side and double glazed window to the rear aspects. Gas central heating radiator and television aerial point.

Bedroom 3

2.57m x 2.57m (8'5" x 8'5")

Double glazed window to the rear aspect and gas central heating radiator. Wardrobes with hanging rail and shelving.

Bathroom

1.71m x 1.68m (5'7" x 5'6")

Fitted with a white suite comprising a panelled bath with tiled surrounds. Pedestal wash hand basin, close coupled

W.C. extractor fan and gas central heating radiator.



Garden

There is a pretty courtyard garden and patio outside the French doors and a level lawn with a variety of mature fruit trees. There is a garden store and two allocated parking spaces.

Agents Notes

We understand there is ground rent to be paid which is £45 PCM.

Directions

From Tesco, Exeter head southeast onto Russell Way. Take a left turn toward Clyst Halt Avenue. At the roundabout, take the 2nd exit onto Clyst Halt Avenue, and then you will find the property on your left.



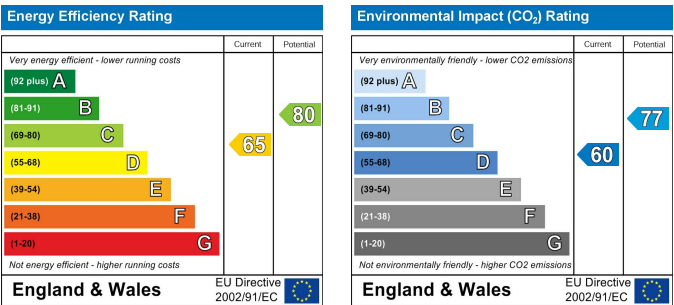
DORMANS
INDEPENDENT ESTATE AGENTS

Council Tax Band

E

Area

Kings Heath is a popular development on the outskirts of Exeter with easy transport links to the city centre, M5 and Sowton Industrial Estate. Local amenities include Tesco superstore, primary school and retail park.



Property Misdescriptions Act 1991
Whilst Dormans endeavor to ensure the accuracy of these details, the working order of services, fixtures or fittings have not been checked. The Freehold or Leasehold tenure of the property has not been verified and prospective purchasers are advised to ask their solicitor to do so. You must check the availability of a property and arrange an appointment before embarking on any journey to view a property.