



## Headland Crescent, Exeter, EX1 3NP

Guide price: £350,000

A well presented four bedroom house located on a sizable corner plot with four good size bedrooms, two reception rooms, off-road parking and double garage. No onward chain.

**Winkworth**

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## Description

### Ground Floor:

The property is accessed via a flat stone path.

**Sitting room:** A bright and spacious sitting room, with plenty of space for the whole family. Double French doors lead into the conservatory. Carpet flooring and radiator.

**Kitchen/dining room:** A modern and well appointed kitchen with space for a large dining table set. Comprising of a mixture of wooden wall and base storage units, roll top work surfaces with fitted double ovens, microwave, four ring gas hob, extractor fan, fridge/freezer, dishwasher and sink/drainage with further space for a standalone washing machine.

**Conservatory:** A well constructed conservatory overlooking the private garden, perfect for use all year around.

**Bedroom one:** A large double bedroom on the ground floor, picture window overlooking the front aspect, carpet flooring and radiator.

**Ensuite:** Modern bathroom with large stand in shower cubicle, heated towel rail, low level W/C and wash basin.

**Downstairs cloakroom:** Low level W/C and wash basin.

### First Floor:

**Bedroom Two:** A large double bedroom on the first floor, picture window overlooking the front aspect, carpet flooring and radiator.

**Bedroom Three:** A large double bedroom on the first floor, picture window overlooking the front aspect, carpet flooring and radiator.

**Bedroom four:** Large single bedroom on the first floor, picture window overlooking the rear aspect, carpet flooring and radiator.

**Family bathroom:** Modern bathroom with large bath with stand over shower, heated towel rail, low level W/C and wash basin.

### Outside:

The property benefits from being located on a large corner plot. Therefore, there is a large wrap around garden which is mostly laid to lawn with stone patios for use in all weathers. The garden is the perfect blank canvas for a keen Gardner.

Driveway and large double garage.

### Location:

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.



## At a glance....

Large corner plot  
No onward chain  
Well presented throughout  
Four good size bedrooms  
Driveway and double garage  
Two reception rooms  
Conservatory  
Large private garden.

## 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)

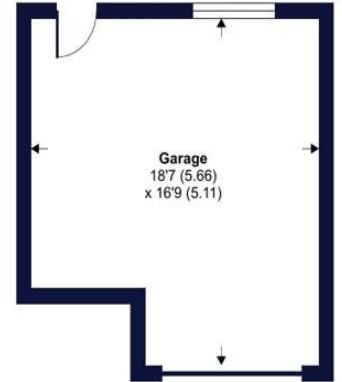
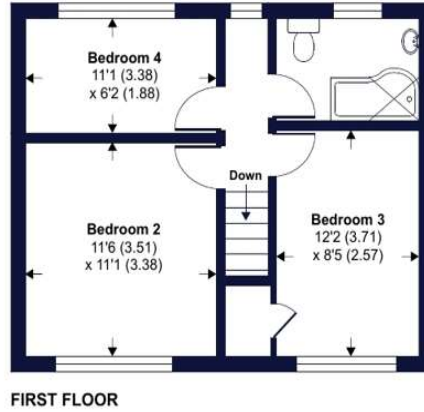
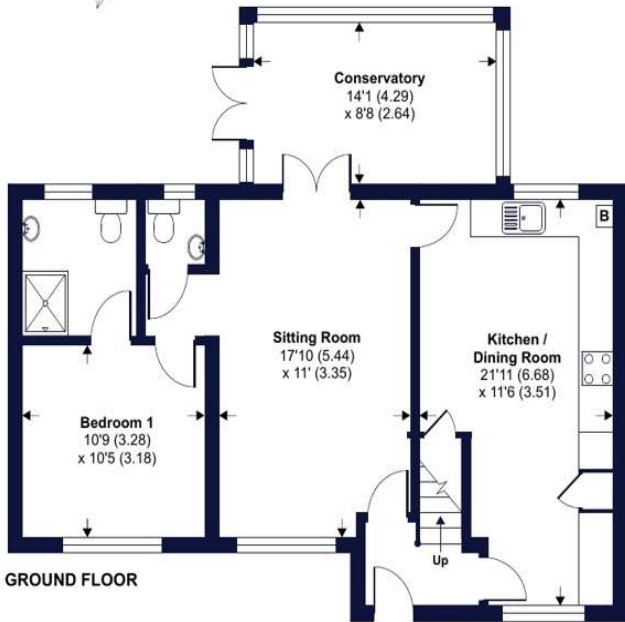
# Headland Crescent, EX1

Approximate Area = 1231 sq ft / 114.4 sq m

Garage = 286 sq ft / 26.5 sq m

Total = 1517 sq ft / 140.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1117568

**Winkworth**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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