



Lower Avenue, Exeter, EX1 2PR

A three-bedroom mid-terrace period property located on a quiet residential road within the heart of desirable area of Heavitree with a private rear garden and no onward chain.

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 entering the property, a positive impression is set right from the start from the bright entrance hall. At the front of the property, you will find the sitting room which serves as a welcoming space for relaxation and socializing. Features include, large bay window, wooden floorboards, feature fireplace, picture rails and a radiator.

The spacious dining room has plenty of space for a large dining table set, perfect for hosting meals and gatherings. Wooden floorboards, feature fireplace and radiator.

The kitchen comprises of a range of white wall and base storage units and a wood effect work surface. There is an integral sink/drainage with further space for a standalone range cooker, washing machine and fridge/freezer.

The conservatory is a large space providing a versatile third reception room. Laminate flooring and direct access to the private rear garden. The downstairs W/C is located off the conservatory.

First floor:

Bedroom one is large double bedroom located at the front of the property. Wooden floorboards, large bay window and radiator.

Bedroom two is also a double, located to the rear of the property. Window overlooking the rear aspect, carpet and radiator.

Bedroom three is a large single bedroom. Window overlooking the front aspect, carpet and radiator.

The family bathroom comprises of a large bath with stand over shower, W/C and wash basin.

Outside:

The large private rear garden is mostly laid to lawn and stocked with a mixture of mature trees, shrubs and plants. The garden also has a patio, planting beds and a recently converted work shed.

To the rear of the garden there is a triple garage with access via a single track lane.

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



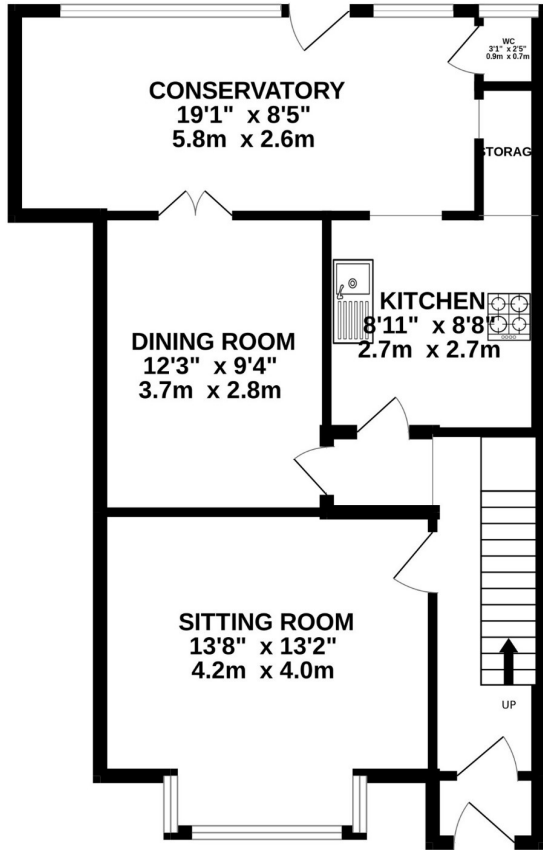
At a glance....

- No onward chain
- Three bedrooms
- Mid-terrace
- Three reception rooms
- Modern kitchen
- Private rear garden
- Residents parking
- Sought after area of Heavtree

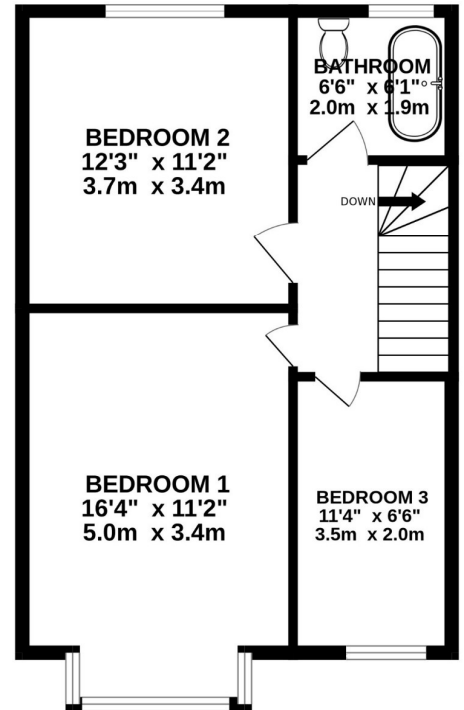
PROPERTY INFORMATION:

- Freehold
- Council tax Band: C
- Mains electric, gas, water and drainage.

GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 sq.m.) approx.

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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