



Lower Avenue, Exeter, EX1 2PR

A well presented 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.

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:

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 flooring, a cast iron fireplace with wooden mantel and a radiator.

The spacious dining room has plenty of space for a large dining table set, perfect for hosting meals and gatherings. There is direct access to the rear garden. Wooden flooring, cast iron fireplace and radiator.

The kitchen comprises of a range of white wall and base storage units with grey roll top work surfaces and breakfast bar. There is an integral sink/drainage, four ring gas hob, extractor fan and oven, with further space for a standalone, washing machine, dishwasher and fridge/freezer. New gas boiler.

First floor:

Bedroom one is large double bedroom located at the front of the property. Double built in wardrobes, carpet, large bay window and radiator.

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

Bedroom three is another double bedroom. Window overlooking the front aspect, carpet and radiator.

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

Outside:

The garden is perfect for use all year around. It comprises of a patio area and a raised decking area with a gravel section.

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 an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.



At a glance...

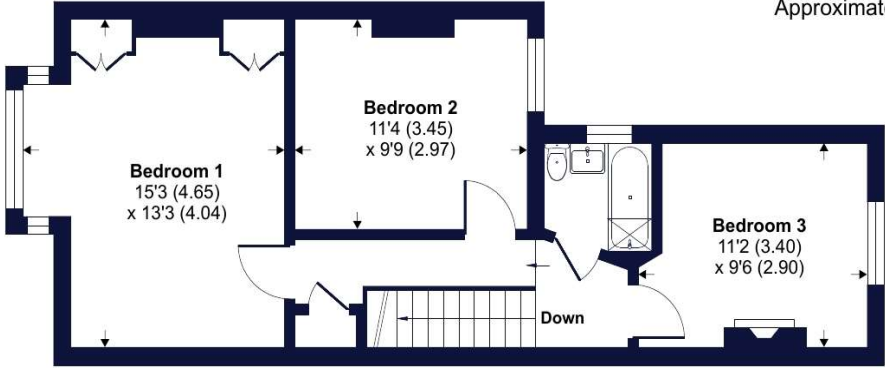
Well presented throughout
Mid-terrace
Three double bedrooms
Two reception rooms
Private rear garden
Quiet residential road
In the sought after area of Heavitree

PROPERTY INFORMATION:

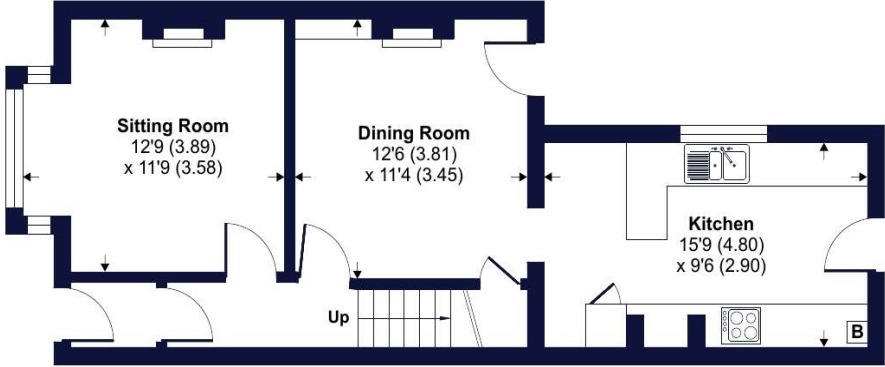
Freehold
Council tax Band: D
Mains electric, gas, water and drainage.

Lower Avenue, Exeter, EX1

Approximate Area = 1022 sq ft / 94.9 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 1046464



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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