



Lower Avenue, Exeter, EX1 2PR

Guide Price: £525,000

A Three bedroom detached house with garage, driveway and private rear garden located in the heart of Heavitree. No onward chain.

Winkworth

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Description

A rare opportunity to purchase a three-bedroom detached house with driveway, garage and garden located at the end of a quiet no-through road in the centre of the highly sought-after area of Heavitree. The property is offered to the market with no onward chain.

Ground Floor:

The property is accessed by a small set of steps to the front door.

Sitting room: Large sitting room, carpet flooring, feature fireplace with gas fire, large front facing window and radiator.

Cloakroom: Low level W/C, window and radiator.

Dining Room: Plenty of space for a large dining table set, laminate flooring, double French doors leading into private rear garden and radiator.

Kitchen: A mixture of wooden wall and base storage units, integral extractor fan, four ring gas hob, double eye level ovens and stainless steel sink. Further space for a washing machine, tumble dryer, dishwasher and fridge/freezer. Tile flooring, side access door and window overlooking the rear garden.

First Floor:

Bedroom One: Large double bedroom, wooden floorboards, large picture window and radiator.

Bedroom Two: Further double bedroom, carpet flooring, rear facing window and radiator.

Bedroom Three: Good size third room, carpet flooring, front facing window and radiator.

Bathroom: Wet room with walk in shower and wash basin. Rear facing window. Separate cloakroom with low level W/C.

Outside:

Good size private rear garden, which has been mostly paved which is perfect for use in all weathers. The raised planting beds add the opportunity to add colour and variety to the garden.

Garage, workshop and driveway.

Location:

Heavitree is one of the most highly sought-after areas of Exeter. A quiet residential area. It offers close proximity to the city centre as well as easy access to the M5 and A30 along with excellent transport links. The area has many of its own amenities and high street along with excellent primary schools.

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



At a glance...

- Three bedrooms
- Detached
- Driveway
- Garage
- No onward chain
- At the end of a no-through road
- In the highly sought after area of Heavtree.

PROPERTY INFORMATION:

Property Information:

Tenure: Freehold

Council tax band: E

Utilities: Mains gas, electric, drainage and water.

Broadband: Ultrafast Broadband is available (checked on openreach) with fibre to the cabinet.

Mobile: We understand that full mobile coverage is available (checked on Ofcom)

Lower Avenue, Exeter, Devon, EX1

Approximate Area = 1205 sq ft / 111.9 sq m

Garage = 146 sq ft / 13.5 sq m

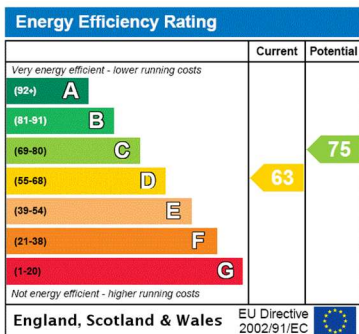
Outbuilding = 66 sq ft / 6.1 sq m

Total = 1417 sq ft / 131.5 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). © richcom 2024. Produced for Winkworth. REF: 1092856



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