



STAGS

Mulberrys



Mulberrys

23 Lower Avenue, Exeter, EX1 2PR

City Centre 1.5 miles M5 (J29/J30) 2.5 miles

- Spacious accommodation
- Period features throughout
- 3 Reception rooms
- Newly fitted kitchen
- 3 Bedrooms
- Family bathroom
- Enclosed private garden
- Garage with adjoining workshop

Offers in excess of £330,000

SITUATION

Lower Avenue is situated in the popular residential area of Heavitree on the eastern side of the cathedral and university city of Exeter. The property is just over a mile from the centre, whilst benefiting from local amenities, including schooling (Ladysmith Infant and Nursery Ofsted: Outstanding), shops and easy access to a regular bus route and Polsloe Railway Station. Exeter is situated on the River Exe and affords a fantastic range of amenities, including well-regarded schools, sporting and leisure facilities and a wealth of excellent shopping and dining opportunities.

The M5 is easily accessible to the east of the city at junction 29, which links to the A30 and A38 trunk roads. There are two mainline railway stations on the Paddington and Waterloo lines plus an international airport with daily flights to London.

DESCRIPTION

Mulberrys is a deceptively spacious period property providing useful accommodation including great reception space, perfect for family life and entertaining. The current owners have sympathetically modernised the property; the original period features have been retained and are complemented with new materials. Original period fireplaces, picture rails, ceiling corning, stripped floorboards (mainly pine; some engineered oak), attractive tiled floor and stained glass windows. Outside there is a large garden with workshop and adjoining garage accessed from a service lane.

ACCOMMODATION

An attractive painted door with glazed surround leads through to the entrance vestibule with tiled floor and plenty of space for outer wear.



An elegantly presented bay fronted house near Ofsted rated "Outstanding" infant and nursery school





From here a partly stained glass door with stained glazed surround leads through to the reception hall with staircase to the first floor, useful under stairs storage area and stripped floorboards which continue through to the predominant reception rooms.

The kitchen has been cleverly designed to provide a sense of space with a range of white gloss cupboard and drawer units beneath a white quartz work surface and upstand. There is an integrated fridge freezer and dishwasher plus space for a range-style cooker.

The reception space is particularly light throughout and includes a handsome box bay-fronted sitting room with exposed brick fireplace and wooden surround and a dining room, again, with an exposed brick fireplace and wooden surround. Doors from the kitchen and dining room open through to the garden room, which provides fantastic space for family living and enjoys the beautiful outlook over the garden.

The ground floor is supported by useful service space, including a cloakroom and two further cupboards; one with space and plumbing for a laundry appliance and boiler.

On the first floor there is light and airy landing with useful storage space and doors leading to the three bedrooms and family bathroom, comprising modern three piece white suite. There are two large double bedrooms with original fireplaces with tiled and wooden surrounds; the front bedroom includes a large box bay window and the second bedroom includes a large window overlooking the garden and two storage cupboards. The third bedroom is a large single overlooking the front.

OUTSIDE

To the front is an attractive area of garden enclosed by a low level wall with railing over and hedging.

Offering a southerly aspect, the delightful and substantial rear garden has been beautifully landscaped with a large patio area perfect for alfresco dining leading to a large area of lawn. The garden is enclosed by timber fencing with a combination of raised beds and deep herbaceous borders, including tulips, roses, geraniums, lilac clematis, jasmine, honeysuckle, holly and wisteria. Throughout the garden are a number of apple trees, including Bramley, and a pear tree. A paved path leads to a large garage with bi-folding doors including a workshop and storage area with power and light. There is also access to the garage from a service road to the rear.

SERVICES

All mains services are connected.

DIRECTIONS

From the city centre proceed along Heavitree Road in the direction of the M5 and Honiton. In the centre of Heavitree turn left at the traffic lights into North Street and take the third turning on the left into Goldsmith Street. Continue along Goldsmith Street into Ladysmith Road and Lower Avenue is the fifth turning on the left. Mulberrys is at No.23.





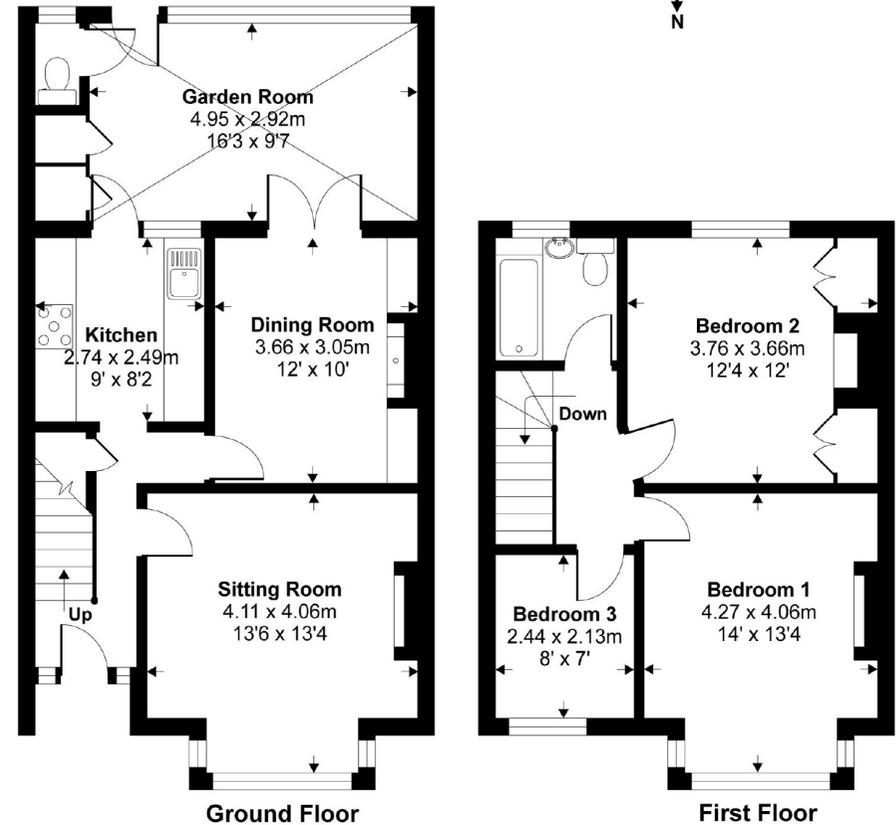
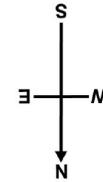
These particulars are a guide only and should not be relied upon for any purpose.



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Energy Efficiency Rating		Current	Potential
20-100	A		
81-91	B		82
69-80	C		
55-68	D	64	
49-54	E		
37-48	F		
21-36	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area
 102.9 Sq Metres 1106 Sq Ft)



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 NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale