

32 WEST AVENUE

EXETER



Knight
Frank

32 WEST AVENUE

EXETER • EX4 4SD

***A substantial detached home situated
in one of Exeter's most favoured residential
areas with excellent transport links***

6 bedrooms • 3 Bathrooms • 2 Utility rooms
Entrance hall • Dining room • Sitting room • Snug
Kitchen/breakfast room • Larder • Play room • Lounge
Private gardens • Off-road parking • Double garage

Exeter Central Station 1.0 miles • Exeter St David's Station 1.2 miles
Exeter St Thomas Station 1.8 miles • Exeter International Airport 5.7 miles
Exmouth Town 11.3 miles • Sidmouth Beach 15.4 miles
Teignmouth Beach 16.8 miles (All distances are approximate)

Viewing

Strictly by appointment only with agents Knight Frank
Tel: 01392 423 111

Tenure

Freehold

Tax Band

G

Directions – Post Code EX4 4SE

Head south on Southernhay East towards Chichester Mews.
Turn left onto Barnfield Road and take a left onto Western Way/
B3212. At the roundabout, take the 1st exit onto Paris Street/
B3183 and continue to follow the B3183. At the following
roundabout, take the 2nd exit onto Blackall Road. At the
roundabout, take the 1st exit onto Pennsylvania Road. Turn left
onto West Avenue. 32 West Avenue will be on the left.

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statements of fact. Your attention is drawn to the Important
Notice on the last page of the text.





Situation



The property is situated in the vibrant city of Exeter, known as the cathedral city, is rich in history and beauty with a wide range of independent shops, local amenities, restaurants and cafes. This includes the Historic Quayside and Princesshay and extensive leisure facilities. The region is afforded stunning views all around as it is designated an Area of Outstanding Natural Beauty.



There are plenty of leisure activities on offer such as visiting historic buildings and museums, adventure parks, sailing, horse riding and hiking the Jurassic Coast. Sports facilities range from St James' Park for football, Sandy Park for Rugby, The Exeter Racecourse and water sports. The property is perfectly situated for access to three sandy beaches, ideal for the summer months.



The region has excellent transport links with Exeter benefitting from four mainline train stations connecting to Bristol, Plymouth and London Paddington to name a few. Regular buses interlink the major regional cities and towns as well as the A30 and M5 leading to the wider motorway network and Exeter Airport for local and international flights.



There are plenty of schools on offer such as Exwick Heights Primary School and St Michael's CofE Primary Academy, both rated 'Outstanding' by Ofsted. The University of Exeter is situated just 0.3 miles from the property.

Description

This stunning accommodation, tastefully and extensively refurbished throughout by the current owners, is located in a prestigious area of Exeter. The accommodation, arranged over two floors, is both versatile and convenient. As you enter the property, you are struck by its breath-taking interior from the covered entrance porch to the inner hall leading to the main ground floor living spaces. The dining room, with striking bay fronted window, forms part of the open plan sitting room with striking flooring and plenty of space and light and double glazed French doors opening onto the rear terrace. The stylish expansive kitchen/breakfast room has a wall and floor mounted cabinets leading to two utility rooms and larder for further storage and dining area ideal for entertaining guests. The kitchen also benefits from a separate kitchen island with integrated cooked and 4-ring conduction hob and an adjacent room currently purposed as a play room.

The snug and bathroom opposite with three piece white suite complete the accommodation downstairs.

The first floor offers a lounge and six well-proportioned bedrooms with the master bedroom containing an in-built dressing room and all benefitting from the beautiful outdoor views. The family bathroom has a low level WC, corner bath, hand wash basin and separate corner shower enclosure with heated towel rail. There is an additional bathroom with various cupboards on this floor.

Garden and Grounds

The property is approached via a large concrete drive providing off-road parking for several cars and leading to the double garage. The front of the property has a small landscaped garden area with mature hedging to provide a sense of privacy from the road. A gate leads around the side to the rear of the property with a paved terrace and raised flower bed and lawned area ideal for al fresco dining.

Services

N/A.

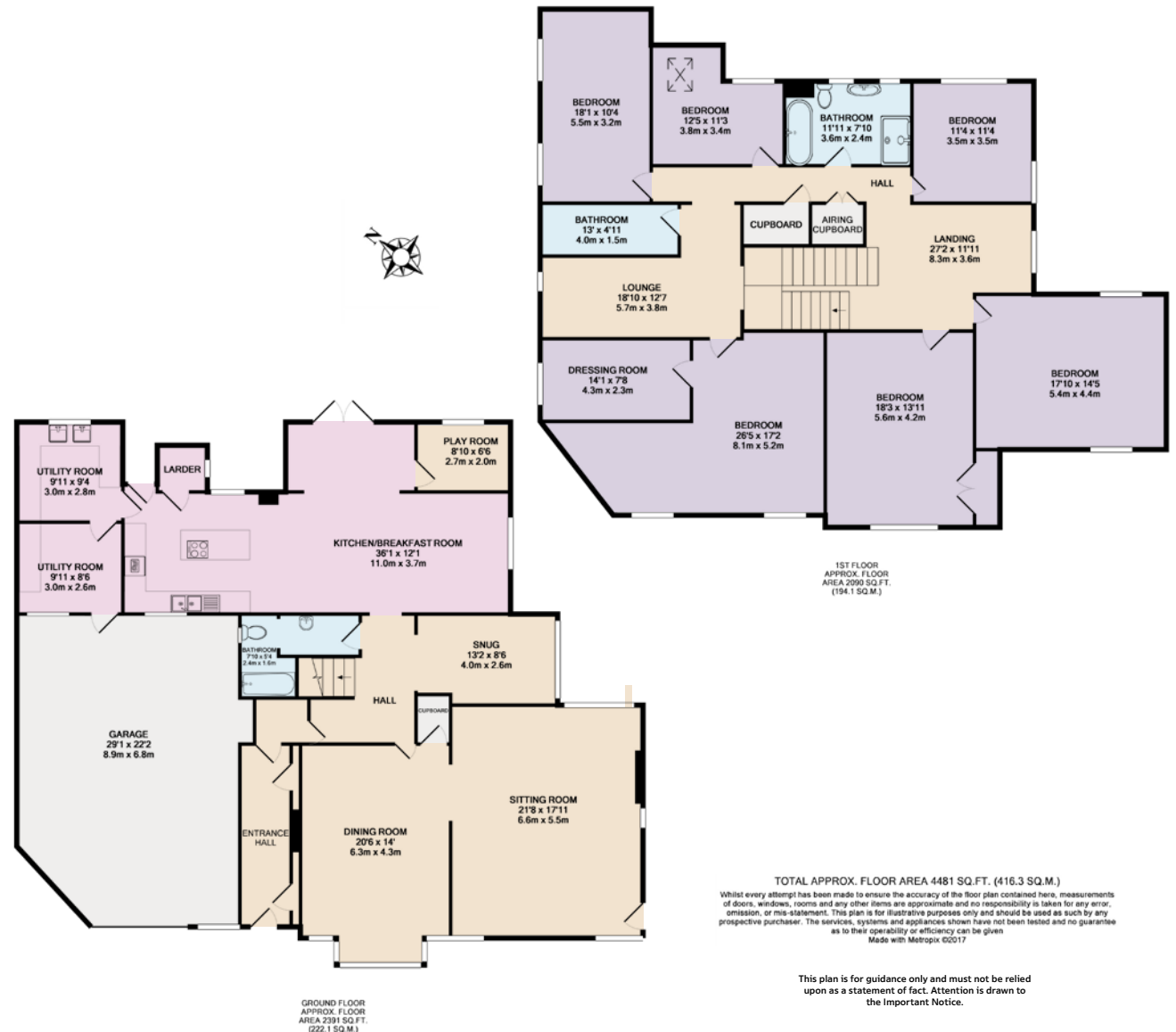
Fixtures and Fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

Local Authority

Exeter City Council, Civic Centre, Paris St, Exeter EX1 1JJ.

Tel: 01392 277 888. www.exeter.gov.uk



01392 423111
19 Southernhay East,
Exeter EX1 1QD
exeter@knightfrank.com

KnightFrank.co.uk



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