



## Madison Avenue, Heavitree, EX1 3AH

1930's Semi Detached Property | Three Bedrooms | Garage | Enclosed & Lawned Rear Garden  
Two Reception Rooms | Downstairs WC | Popular Residential Location | EPC Rating D

**Guide Price: £340,000 - £350,000**

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## Madison Avenue, Exeter. EX1 3AH

OPEN HOUSE THIS SATURDAY 3RD FEBRUARY - Guide price £340,000 - £350,000. An impressive 1930's semi detached property with generous rear garden and garage. Located in a highly popular and sought after residential area conveniently placed within easy reach of the city centre, M5 motorway, local schools and Heavitree's comprehensive shopping centre. Heavitree has a wide range of retail and other local services including a Tesco Express with filling station which is open until 11pm. The RD&E, Nuffield and Heavitree hospitals are also all within easy walking distance.

### ENTRANCE HALLWAY

Entrance via uPVC door into entrance hallway, uPVC obscure glazed window to front aspect, radiator, telephone point, wall mounted thermostat for central heating system, stairs to first floor, laminate wood flooring, door to under stairs cupboard housing gas and electric meters, electric consumer unit and uPVC obscure glazed window to side aspect, doors to living room, dining room and kitchen.



### LIVING ROOM

4.43m (14' 6") (into bay) x 3.78m (12' 5")  
uPVC glazed bay window to front aspect, radiator, tv and cable points, coal effect gas fire with wooden mantle and tiled hearth & surround.



### DINING ROOM

3.64m (11' 11") x 3.22m (10' 7")  
Radiator, serving hatch to kitchen, uPVC French doors to conservatory.



### CONSERVATORY

3.05m (10' 0") x 2.85m (9' 4")  
Radiator, uPVC French doors to rear garden, two uPVC glazed windows to rear aspect.



### KITCHEN

3.33m (10' 11") x 2.34m (7' 8")  
Matching range of wall and base units comprising of wood doors with brass effect handles, granite effect worktop surfaces, tiled splash backs, sink drainer unit, space for serving hatch to dining room, space for oven with integrated extractor hood over, space and plumbing for slimline dishwasher, space for fridge freezer, tile effect flooring, radiator, uPVC glazed window to side aspect, door to rear porch.



### REAR PORCH

Door to utility cupboard, door to wc, tiled flooring, uPVC obscure glazed door leading to rear garden.

### UTILITY CUPBOARD

1.39m (4' 7") x 0.75m (2' 6")

Wall mounted gas boiler, wall mounted timer for boiler, space and plumbing for washing machine, tiled flooring.

### WC

1.39m (4' 7") x 0.82m (2' 8")

Low level wc, radiator, uPVC obscure glazed window to side aspect, tiled flooring.

### LANDING

uPVC glazed window to side aspect, doors to bedrooms 1,2 & 3, door to bathroom.

### MASTER BEDROOM

4.46m (14' 8") (into bay) x 3.51m (11' 6")

uPVC glazed window to front aspect, radiator.



### BEDROOM TWO

3.42m (11' 3") x 3.51m (11' 6")

uPVC glazed window to rear aspect, door to airing cupboard housing water tank with additional shelving over, tv point, radiator.



### BEDROOM THREE

2.72m (8' 11") x 2.13m (7' 0")

uPVC glazed window to front aspect, tv point, radiator.



### BATHROOM

1.89m (6' 2") x 2.10m (6' 11")

Matching bathroom suite partially tiled and comprising of low level wc, pedestal hand wash basin & white panel bath with mains shower over, uPVC obscure glazed window to rear aspect, wall mounted chrome heated towel rail, tile effect flooring, immersion switch pull cord, ceiling mounted extractor fan.



### FRONT OF PROPERTY

Laid to lawn with ornamental shrubs and border plants, shared driveway to private garage/workshop & side gate to rear garden, steps up to front door.

### REAR GARDEN

Laid to patio and lawn with ornamental shrubs and plants to side beddings, fenced to three sides with gated access to garage forecourt, outside tap, two garden sheds, stone chipped area, further patio area to rear of garage, door to garage/workshop.

### GARAGE

6.30m (20' 8") x 2.26m (7' 5")

Extended from original design with light and power, space for chest freezer, up & over door to forecourt.



#### **OPENING HOURS**

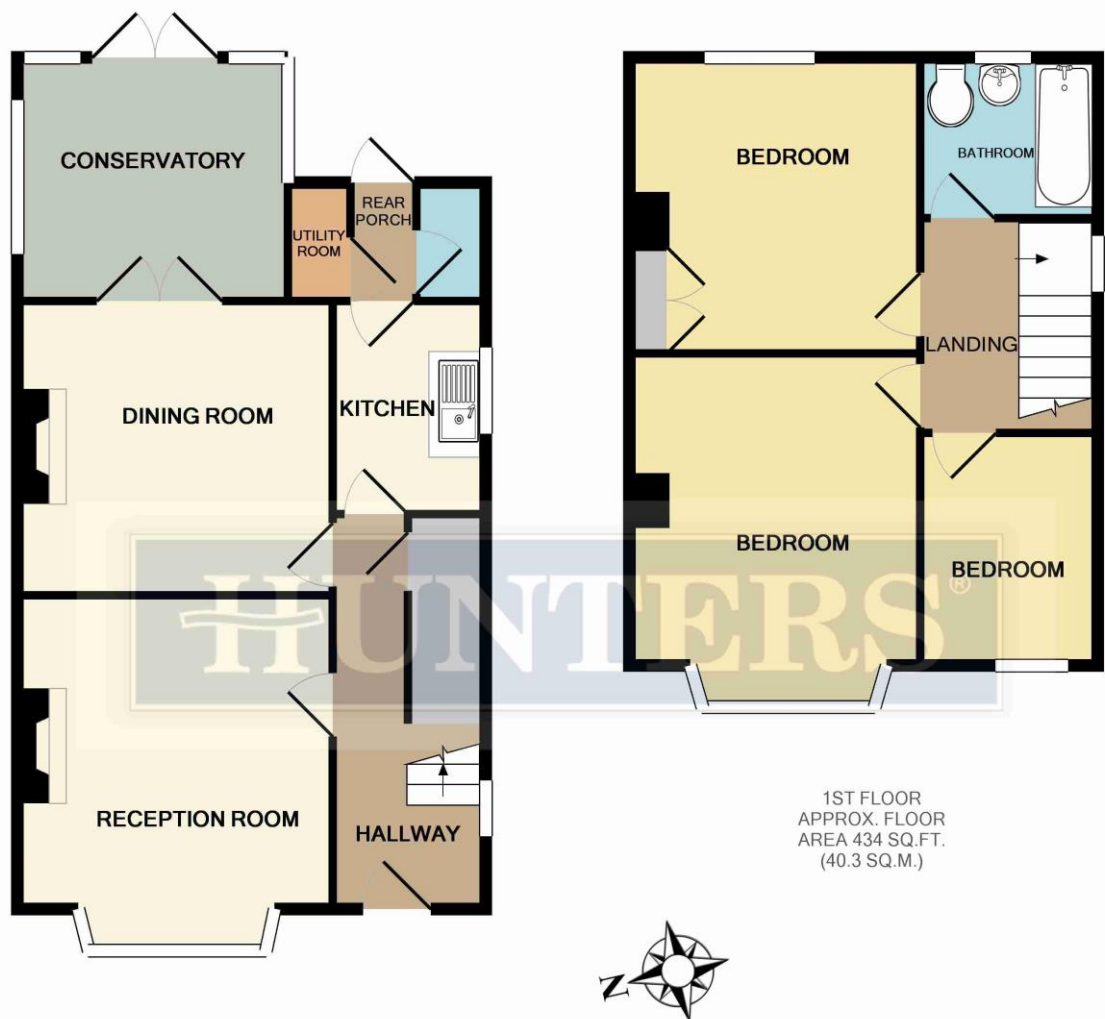
Monday to Friday 09:00 to 17:30

Saturday 09:30 to 14:00

#### **THINKING OF SELLING?**

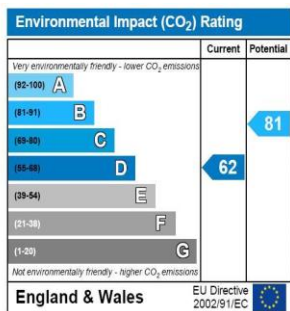
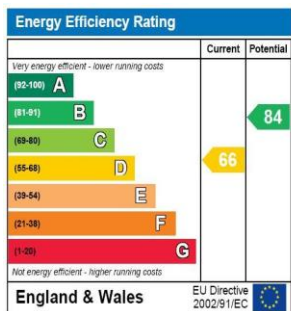
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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