



13 First Avenue

Heavitree, Exeter, EX1 2PH

A superbly modernised and spacious 3 bedroom mid-terrace family sized house with original 1920s features (tiled 'art deco' bedroom fireplaces, internal doors, kitchen cabinet, picture rails, floorboards etc). Standout features include a striking open-plan kitchen/diner, enlarged four piece bath/shower room, well landscaped rear garden and a newly built garden office/studio and adjoining workshop (both with power and light), the workshop providing rear access onto a service lane. Additional improvements include the installation of a new boiler, central heating system and gas connection (2021), new double glazed windows (2022), full rewire 2021 and new cavity and underfloor insulation (2023/24). This impressive property is quietly situated in a sought after residential area within easy reach of local schools, Heavitree shops, bus service, Waitrose and the city centre. Strong interest is anticipated and early viewings are recommended.

£375,000

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- Reception Hall
- 3 Bedrooms
- Gas Central Heating
- Residents' On Street Permit Parking
- Lounge
- Bath/Shower Room
- Well Landscaped Garden with Outside WC
- Kitchen/Diner
- uPVC Double Glazing
- Garden Office/Studio with Separate Workshop and Rear Access

Entrance Vestibule

Reception Hall

11'9" x 5'4" (3.59m x 1.65m)

Lounge

13'10" x 13'1" (4.23m x 3.99m)

Kitchen/Dining Room

19'1" x 11'5" (5.82m x 3.50m)

Landing

Bedroom 1

14'7" x 11'6" (4.47m x 3.53m)

Bedroom 2

12'9" x 11'7" (3.89m x 3.54m)

Bedroom 3

7'7" x 7'4" (2.32m x 2.25m)

Bath/Shower Room

9'1" x 6'0" (2.77m x 1.85m)

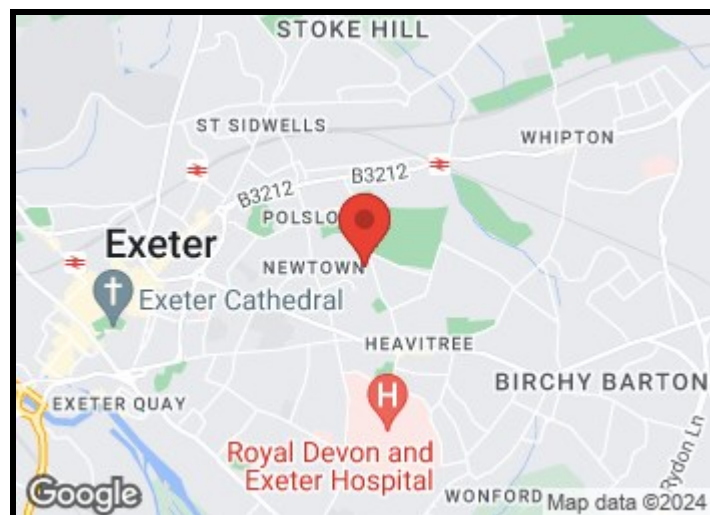
Outside

Garden Office/Studio

12'9" x 11'7" (3.90m x 3.55m)

Workshop

13'1" x 4'11" (4.00m x 1.5m)



Directions

As you approach the centre of Heavitree continue down Fore Street and turn left at the traffic lights on to North Street. As you approach a newsagents take a left turning on to Goldsmith Street. As Goldsmith Street merges with Ladysmith Road, First Avenue is the third turning on your left. Follow this road around to your right and No.13 will be found on your right. Council Tax Band: C



Floor Plan



Total area: approx. 105.9 sq. metres (1140.3 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	88
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	