



## 3 Second Avenue Heavitree, Exeter, EX1 2PN

A spacious 3 bedroom 'bay fronted' semi-detached house offering family sized accommodation throughout. The property comes with two reception rooms, kitchen, large conservatory/utility, ground floor cloakroom/wc and a spacious first floor bath/shower room. A level and generous sized rear garden enjoys a sunny southerly aspect, side access and rear access onto a service lane. This service lane is wider than some and there is plenty of potential to open up vehicular access and create off road parking for two vehicles subject to obtaining any relevant planning permission. The property does offer scope to modernise and will provide an exciting opportunity for those seeking a sizeable family home or investment property for the rental market within walking distance of the hospitals and city centre.

The property is quietly situated in a sought after cul-de-sac and will appeal in particular to families seeking a well placed home conveniently situated within easy walking distance of Heavitree's comprehensive shopping centre, Heavitree Pleasure Park (with new community hub/café) and some excellent state and private schools including St Michael's Church of England Primary Academy, Ladysmith Infant & Nursery School and Ladysmith Junior School, Exeter School and The Maynard. A pedestrian footpath at the end of Third Avenue provides a convenient short cut to Waitrose, St Sidwells Point Leisure Centre and the city centre.

Strong interest anticipated and early viewings recommended to avoid disappointment.

**Guide Price £390,000**

# 3 Second Avenue

Heavitree, Exeter, EX1 2PN



- NO ONWARD CHAIN
- Dining Room, Kitchen
- Gas Central Heating & uPVC Double Glazing
- Residents' On Street Permit Parking
- Reception Hall
- Conservatory/Utility & Cloakroom/WC
- Sizeable Rear Garden ( sunny southerly aspect)
- Lounge
- 3 Bedrooms & Spacious Bath/Shower Room
- Excellent Potential for Off Road Parking

## Reception Hall

15'3" x 5'4" (4.65m x 1.65m)

## Bedroom 2

11'8" x 9'9" (3.57m x 2.98m)

## Lounge

14'1" x 13'3" (4.30m x 4.05m)

## Bedroom 3

8'1" x 7'4" (2.47m x 2.24m)

## Dining Room

11'8" x 10'7" (3.57m x 3.24m)

## Bathroom

9'0" x 5'9" (2.75m x 1.76m)

## Kitchen

8'1" x 7'10" (2.47m x 2.39m)

## Outside

## Parking

## Conservatory/Utility

19'8" x 9'7" (6.00m x 2.93m )

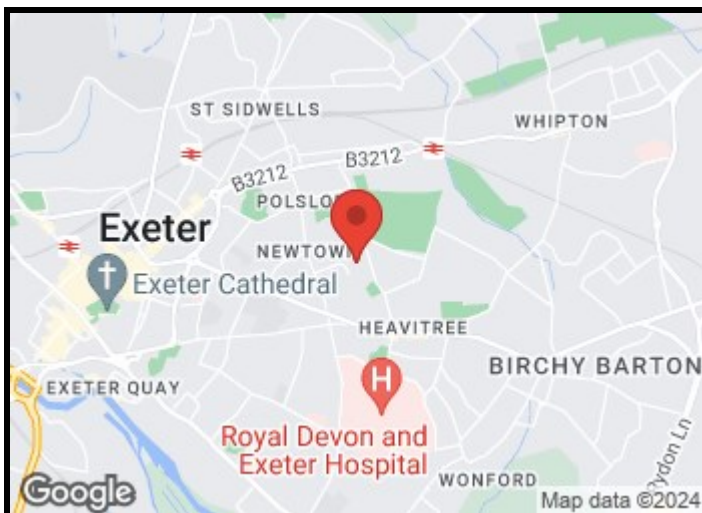
## Potential for Off Road Parking

## Cloakroom WC

## Landing

## Bedroom 1

14'9" x 11'7" (4.51m x 3.54m)



Directions







# Floor Plan



Total area: approx. 104.9 sq. metres (1129.2 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.

**3 Second Avenue, Exeter**

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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