

48 Whitchurch Avenue Exeter, EX2 5NT

An exciting opportunity to acquire this superbly modernised 3 bedroom semi-detached house in an outstanding location with large well landscaped south facing gardens and spectacular views extending across Ludwell Valley Park to distant hillside.

The unconventional layout, with the bedroom accommodation at lower ground floor level, ensures the spacious lounge/diner takes full advantage of the views. The property comes with the home comforts of uPVC double glazing and gas central heating, solar panels with one battery storage appliance, cloakroom WC, spacious bathroom, separate shower room, large conservatory, garden room, utility room and off road parking for two vehicles. A large area of composite decking lies beyond the conservatory with well placed shed converted into a bar. The decking extends the full width of the plot and provides the perfect environment for alfresco style eating and entertaining. The superbly landscaped gardens have been imaginatively designed to provide endless hours of fun and relaxation for the whole family.

This impressive property is positioned in a popular residential area close to Woodwater Academy primary school, Ludwell Valley Park, One Stop convenience store and a regular bus service to and from the city centre.

This is a wonderful opportunity for families in particular seeking a high degree of privacy and fabulous outdoor space for all to enjoy including the occasional sightings of various wildlife and ponies in the adjoining field!

Strong interest anticipated and early viewings are highly recommended

Guide Price £425,000

48 Whitchurch Avenue

Exeter, EX2 5NT



- Stunning Location with Spectacular Views
- Entrance Porch & Hall
- Kitchen/Breakfast Room
- Lounge/Dining Room
- Office (with separate front entrance door)
- 3 Bedrooms, Spacious Bathroom & Separate Shower Room
- Impressive Conservatory, Garden Room & Utility Room
- Gas Central Heating, uPVC Double Glazing & Solar Panels
- Impressively Landscaped South Facing Gardens
- Off Road Parking for 2 Vehicles

Entrance Porch

5'6" x 4'5" (1.70m x 1.35m)

Entrance Hall

Kitchen/Breakfast Room

18'3" x 7'10" (5.57m x 2.40m)

Lounge/Dining Room

21'4" x 11'8" (6.52m x 3.58m)

Office

15'9" x 7'7" (4.81m x 2.33m)

Cloakroom WC

Lower Ground Floor

Inner Hall

Bedroom 1

16'2" x 7'5" (4.94m x 2.27m)

Bedroom 2

12'5" x 9'4" (3.80m x 2.87m)

Bedroom 3

10'5" x 7'10" (3.20m x 2.39m)

Bathroom

9'5" x 7'3" (2.88m x 2.21m)

Shower Room

6'3" x 5'2" (1.92m x 1.60m)

Conservatory

17'9" x 8'5" (5.43m x 2.57m)

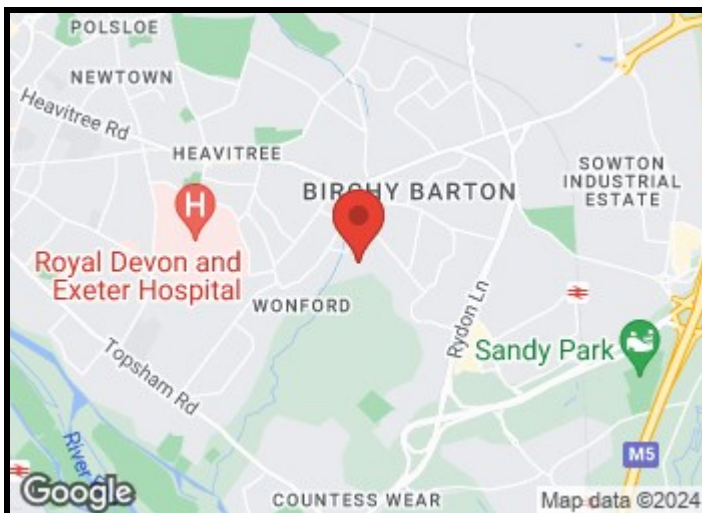
Garden Room

14'11" x 9'1" (4.56m x 2.78m)

Utility Room

11'3" x 8'11" (3.43m x 2.72m)

Location Information



Directions



Floor Plan



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			
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	