



4 Lower Avenue Heavitree, EXETER, EX1 2PR

A modernised and well appointed 3 bedroom mid-terraced house quietly situated in a sought after cul-de-sac. The spacious property comes with an extended and striking kitchen/breakfast room, and a sizeable rear garden. The completely enclosed and well landscaped rear garden backs onto a row of trees bringing extra appeal and atmosphere to this generous outdoor space.

Ideal opportunity for those seeking a well placed family home or investment property for the rental market conveniently positioned within easy walking distance of Heavitree's comprehensive shopping centre, Waitrose, hospitals, Heavitree Pleasure Park (with new community hub/café), St Sidwells Point Leisure Centre, city centre 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.

Strong interest anticipated and early viewings recommended to avoid disappointment.

Guide Price £348,500

4 Lower Avenue

Heavitree, EXETER, EX1 2PR



- Entrance Vestibule
- Dining Room
- Gas Central Heating & uPVC Double Glazing
- Close to Schools and Heavitree Park
- Inner Hall
- Extended Kitchen/Breakfast Room
- Attractive Well Landscaped Rear Garden
- Lounge
- 3 Bedrooms & Bathroom
- Residents' On Street Permit Parking

Entrance Vestibule

Bathroom

Entrance Hall

Outside

Lounge

12'9" x 11'9" (3.89 x 3.58)

Dining Room

12'7" x 11'5" (3.84 x 3.48)

Kitchen/Breakfast Room

15'4" x 9'6" (4.67 x 2.90)

Landing

Bedroom 1

15'3" x 13'2" (4.65 x 4.01)

Bedroom 2

11'5" x 9'9" (3.48 x 2.97)

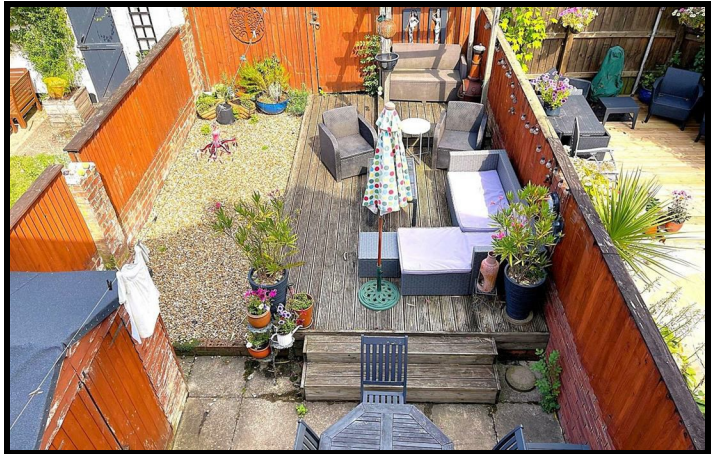
Bedroom 3

9'11" x 9'6" (3.02 x 2.90)



Directions

As you approach the centre of Heavitree continue down Fore Street and turn left at the traffic lights into North Street. As you approach a newsagents take a turning on your left into Goldsmith Street which you will find runs down the side of the newsagents. Continue forward into Ladysmith Road and you will find the turning for Lower Avenue on your left just before reaching Ladysmith School Primary. No.4 will be found on your right. Council Tax Band: C



Floor Plan



Total area: approx. 90.9 sq. metres (978.5 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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