



## 47 Ringswell Avenue

Exeter, EX1 3EF

An exciting opportunity to acquire this extended 3 double bedroom detached house quietly situated in a large well established level plot with excellent off road parking. Built in the 1950's, this substantial family sized property stands at the far end of a sought after cul-de-sac and offers well maintained accommodation with further potential to extend the ground floor living space and convert the attic room into an impressive master bedroom en-suite. This highly favoured residential area of Exeter enjoys easy access to public transport, several leading out of town superstores, Exeter Business Park at Sowton, good primary and secondary schools, international airport and major transport links reaching a wide range of destinations.

This property is being offered for sale with no onward chain and early viewings are highly recommended to avoid disappointment.

**Guide Price £599,000**

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- NO ONWARD CHAIN
  - Lounge, Dining Room
  - 3 Spacious Double Bedrooms, Family Bathroom
  - Large Established Grounds. Plentiful Parking
- Spacious Side Entrance Porch
  - Kitchen/Breakfast Room, Conservatory
  - Master Bedroom with Shower Room En-suite & Dressing Room
- Entrance Hall
  - Utility/Cloakroom WC
  - Sizeable Attic Room, Spacious Integral Garage

Side Entrance Porch  
10'8" x 5'6" (3.26m x 1.68m)

Entrance Hall  
9'0" x 4'11" (2.76m x 1.50m)

Lounge  
16'11" x 11'10" (5.17m x 3.63m)

Dining Room  
14'11" x 11'5" (4.56m x 3.49m)

Conservatory  
12'3" x 8'5" (3.75m x 2.57m)

Kitchen/Breakfast Room  
13'5" x 11'4" (4.09m x 3.46m)

Rear Porch

Utility/Cloakroom WC  
5'7" x 5'2" (1.71m x 1.60m)

Landing  
  
Bedroom 1 (master bedroom)  
16'11" x 11'10" (5.16m x 3.61m)

En-Suite Shower Room  
5'2" x 5'4" (1.60m x 1.65m)

Dressing Room  
8'0" x 6'10" (2.46m x 2.09m)

Bedroom 2  
11'10" x 11'5" (3.63m x 3.48m)

Bedroom 3  
11'4" x 8'5" (3.46m x 2.57m)

Family Bathroom  
9'0" x 5'11" (2.75m x 1.82m)

Attic Room

Grounds  
  
Store  
  
Garage  
18'2" x 8'10" (5.56m x 2.71m)

Location Information



Directions







Floor Plan



Total area: approx. 175.0 sq. metres (1883.3 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

