



47 Ringswell Avenue Exeter, EX1 3EF

Nestled in the tranquil Ringswell Avenue, Hill Barton, Exeter, this charming extended detached house presents an exceptional opportunity for families seeking a spacious and well-located home. Built in the mid-20th century, this substantial property boasts three generous double bedrooms and two bathrooms, making it ideal for comfortable family living.

The house is set within a large, well-established level plot, providing ample off-road parking and a delightful outdoor space for children to play or for entertaining guests. The two reception rooms offer versatile living areas, perfect for both relaxation and social gatherings. Furthermore, there is significant potential to enhance the ground floor living space and convert the attic room into a magnificent master bedroom with an en-suite, allowing you to tailor the home to your specific needs.

Situated at the end of a sought-after cul-de-sac, this property benefits from a peaceful environment while still being conveniently close to essential amenities. Residents will appreciate the easy access to public transport, leading out of town superstores, and the Exeter Business Park at Sowton. Families will also find a selection of good primary and secondary schools nearby, as well as the international airport and major transport links that connect to a variety of destinations.

This delightful home is being offered for sale with no onward chain, making it an attractive prospect for those looking to move swiftly. Early viewings are highly recommended to fully appreciate the potential and charm of this property, ensuring you do not miss out on this wonderful opportunity in a highly favoured residential area of Exeter.

Guide Price £590,000

47 Ringswell Avenue

Exeter, EX1 3EF



- 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



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