



## 10 Avondale Road Exeter, EX2 5HE

An exciting opportunity to purchase this traditional 3 bedroom, semi-detached family home in a sought-after residential cul-de-sac. This well maintained property enjoys a prime position at the head of the road with a sizeable sunny, west facing rear garden which benefits from a high level of privacy. There is also the added advantage of a single garage and off road parking on the driveway. The attractive front garden also offers the potential for conversion to more off road parking if required.

This home benefits from gas central heating and double glazing and also provides scope for further development on the ground floor and into the loft space (subject to the necessary planning consents). This highly favoured residential area of Exeter is within walking distance of Heavitree shops and pleasure park, with good local schools and excellent public transport links and hospitals.

This is an ideal location for those seeking easy access to the M5, A30 & A38, Devon and Cornwall Police headquarters at Middlemoor, Exeter Business Park at Sowton, the Met Office, and several leading out of town superstores. A comprehensive range of retail and other local services are can be found in the centre of Heavitree and the city centre is approximately 1.5 miles. The Cathedral City of Exeter is one of the country's most famous Roman cities steeped in history with all the amenities and features of a modern day regional capital. Exeter International Airport is roughly 4 miles east of the city

Strong interest anticipated and early viewings recommended.

**Guide Price £425,000**

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- NO ONWARD CHAIN
- 2 Reception Rooms
- Gas Central Heating & uPVC Double Glazing
- Potential to Create More Parking
- Front Entrance Porch
- Kitchen, Cloakroom/WC
- Sizeable Corner Plot Garden
- Reception Hall
- 3 Bedrooms & Shower Room
- Garage and Off Road Parking

Entrance Porch	Bedroom 3
Reception Hall	8'10" x 7'8" (2.70m x 2.34m)
Lounge	Shower Room
13'6" x 12'5" (4.13m x 3.81m)	7'8" x 5'6" (2.34m x 1.69m)
Dining Room	Gardens
12'4" x 11'1" (3.76m x 3.40m)	Garage
Kitchen	15'6" x 9'1" (4.73m x 2.79m)
13'11" x 7'11" (4.26m x 2.43m)	
Landing	
Bedroom 1	
15'0" into bay x 11'7" (4.58m into bay x 3.54m)	
Bedroom 2	
13'7" x 10'6" (4.15m x 3.21m)	



Directions







Floor Plan



Total area: approx. 97.5 sq. metres (1049.6 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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