



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 well appointed kitchen/breakfast room, striking open-plan lounge/diner and a sizeable rear garden. The delightful rear garden has been well landscaped for ease of maintenance and attracts sunshine throughout the day and especially late afternoon, early evening providing the ideal environment for 'al-fresco style' eating and entertaining.

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.

Guide Price £355,000

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- NEAR HEAVITREE PARK
- Impressive Lounge/Diner
- Gas Central Heating
- Residents' On Street Permit Parking
- EARLY VIEWINGS RECOMMENDED
- Extended Kitchen/Breakfast Room
- uPVC Double Glazing
- Entrance Vestibule & Hall
- 3 Bedrooms & Bathroom
- Attractive Well Landscaped Rear Garden

Entrance Vestibule	Bedroom 3
Entrance Hall	9'11" x 9'6" (3.02 x 2.90)
Lounge/Diner	Bathroom
Lounge Area	Outside
12'9" x 11'8" (3.89m x 3.58m)	Parking
Dining Area	
12'7" x 11'5" (3.84m x 3.48m)	
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)	



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



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