



4 East Avenue



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Heavitree, Exeter, EX1 2DY

High Street (Exeter): 1.1 miles Exeter Central Trainline: 1.3 miles

Exeter Airport: 4.8 miles

A stylish, extended family home located in a popular area of the city with off road parking, attractive garden and far reaching views.

- Well presented family home over 3 floors
- Off road parking and attractive garden
- Sitting room with woodburner
- EPC: C
- 4 bedrooms including an ensuite
- Open plan kitchen/dining room and downstairs cloakroom
- CCT: D
- Freehold

Guide Price £525,000

SITUATION

The property is situated within the ever-popular area of Heavitree, in close vicinity of Exeter's bustling City Centre, local supermarkets and within walking distance of highly acclaimed primary schools, secondary schools and St Luke's and Streatham university campus as well as RD&E. Exeter and the surrounds, boast a wide array of transport links including an airport with national and international flights, mainline trains from Exeter St. Davids station and useful links to major commuter routes such as the M5.

DESCRIPTION

This attractive 1930's semi-detached house has been lovingly improved and extended by the present owners and now provides modern, stylish accommodation whilst retaining a number of period features. The property benefits from a sitting room with bay window to the front and an open plan kitchen/dining room to the rear. On the first floor are 3 bedrooms and the family bathroom and the loft has been converted to create a 4th bedroom with ensuite. The garden is well presented with a decked seating area the front has off road parking.



ACCOMMODATION

From the front driveway, a door opens into the hall where there are stairs rising to the first floor. On the right, a door opens into the sitting room with wood burner set in a hearth with brick surround and a bay window looking to the front. The hallway leads through to the rear, where the kitchen has been opened up into the dining room to create a lovely open plan living space with a range of white fronted fitted units with a solid wood work top over and exposed wood flooring. There is a high level oven and grill, a space for an American style fridge-freezer and an induction hob. From here, a door leads into the garden and a separate door opens into a utility room with space for a washing machine and tumble dryer, a door to the garden and another to a downstairs W.C.

On the first floor are two double bedrooms, the one at the front having a bay window, a good sized single and the family bathroom with shower over the bath. Stairs rise to the second floor where there is a lovely master bedroom with ensuite shower room, a range of fitted wardrobes and lovely distant views over the city to the front and rear.

GARDENS

To the front of the property is an area of private off road parking for 2 cars. A shared driveway leads to the rear where a gate gives access into the garden which is laid mainly to lawn with a decked seating area, and adjacent to the house is an area of gravel. There is a timber shed and log store and a number of plants and shrubs.

SERVICES

Current Council Tax: D

Utilities: Mains electric, water, telephone and broadband

Drainage: Mains drainage

Heating: Gas central heating

Tenure: Freehold

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

DIRECTIONS

From the centre of Exeter, head along Heavitree Road turning left into Gladstone Road. Continue past Waitrose and the hospital, at the end of the road turn right into Posloe Road, second left into Regents Park and then first left into East Avenue. Take the first left into a small cul-de-sac and the house is on the left.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Ground Floor

First Floor

Second Floor

Total Area: 128.2 m² ... 1380 ft²
All measurements are approximate and for display purposes only

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	