



2 Endeavour Avenue



STAGS

2 Endeavour Avenue

, Exeter, EX2 7GR

Newcourt Station (0.5 miles) Exeter City Centre (3 miles)

An impressive 6/7 bedroom detached family home, offering over 3100 square feet of internal accommodation.

- Spacious family home
- 6/7 bedroom detached property
- Driveway plus garage
- No onward chain
- Annex potential
- Balcony
- Master en-suite and dressing room
- Freehold
- EPC: C(80)
- Council tax band: G

Guide Price £900,000

SITUATION

Located on the eastern outskirts of Exeter, close to Topsham and Countess Wear, The Rydons is a highly sought-after development of family homes, within walking distance of Newcourt train station and Sandy Park, home of the Exeter Chiefs. Endeavour Avenue is a peaceful street of detached properties, with this home benefiting from a private rear aspect overlooking the scenic course at Exeter Golf and Country Club.

Just 3 miles from Exeter city centre, the area offers excellent transport links, including the nearby train station and regular bus services, ensuring easy access to the city. A wealth of nearby cycle routes and leisure facilities close by.

DESCRIPTION

Presented in excellent order throughout, this fantastic family home offers spacious, well-laid-out accommodation across three floors. Spanning over 3,100 square feet of internal space featuring open-plan living and versatile rooms.



ACCOMMODATION

The front door opens into an inviting entrance hallway, which includes a convenient ground-floor WC and stairs rising to the first-floor landing. The kitchen is beautifully presented, featuring a range of modern matching units and a central island. This large, open-plan space offers plenty of room for a sizable dining table, as well as a comfortable sitting area. Large glazed sliding doors open to the rear garden, filling the room with natural light. On the opposite side of the ground floor, accessed via a practical utility room, is a large bedroom with a modern en-suite shower room. Converted from a double garage, this space offers the potential to serve as a self-contained annex, separate from the main living areas. The first floor hosts the master bedroom, which includes a walk-in wardrobe, en-suite, and a private balcony. There are also three additional rooms on this floor, along with a family bathroom. The top floor features two more bedrooms and a useful W/C.

OUTSIDE

The property is approached via a large private driveway, offering ample parking for several cars, along with a well-maintained front garden. To the rear, you'll find a spacious enclosed garden, predominantly laid to lawn, with an ideal seating area. The garden backs onto the golf course, providing a peaceful and scenic outlook.

SERVICES

Utilities: Mains electric, mains gas, mains water, telephone and broadband

Drainage: Mains drainage

Tenure: Freehold

EPC: C(80)

Council tax band: G

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

AGENTS NOTES

This property comes with planning permission in place for a single-storey extension to the rear. Planning reference number: 23/1118/FUL.



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		

21/22 Southernhay West, Exeter,
Devon, EX1 1PR

exeter@stags.co.uk
01392 255202

