



# EAST AVENUE

EXETER, EX1 2DY



**Robert Williams**

SALES | LETTINGS | AUCTIONS

“ A well presented three bedroom family home with driveway & garage located in a quiet cul de sac in Heavitree”.



# EEAST AVENUE

EXETER, EX1 2DY





**Well presented 1930's semi detached three bedroom family home with driveway and garage nestled in a quiet cul de sac part of East Avenue in a desirable residential area of Heavitree. The property is being sold with no onward chain.**

## THE PROPERTY-

The internal accommodation features three bedrooms and family bathroom to the first floor, it is worth noting other similar style properties in this location have been extended to create a fourth bedroom if gaining the necessary permissions. The ground floor includes two reception rooms, kitchen, utility space, downstairs WC/cloakroom and conservatory, in general the accommodation retains plenty of 1930's charm. Outside the property has a driveway plus private garage, the former can be accessed from the rear garden via a secure timber gate. The rear garden is largely laid to lawn with footpath to the middle and paved patio to the side with storage shed and gated side access.

## THE LOCATION-

Being the first house as you enter the cul de sac there are no immediate neighbours to one side and the house achieves views across Exeter from that side.. Situated in Heavitree with its good range of local shops & amenities, including a nearby park. The RD&E hospital and Exeter Uni St Luke's campus plus a range of educational options for all age groups, including Maynards and Exeter School.

3  bedrooms    1  bathrooms  
2  receptions    2  car spaces

**Local Authority:** Exeter City Council

**Council Tax Band:** D

**Tenure:** Freehold

**Heating:** Gas Central Heating

**Services:** Mains water and drainage

**Energy Efficiency Rating:** C





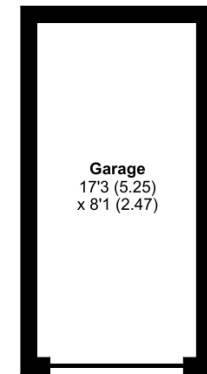
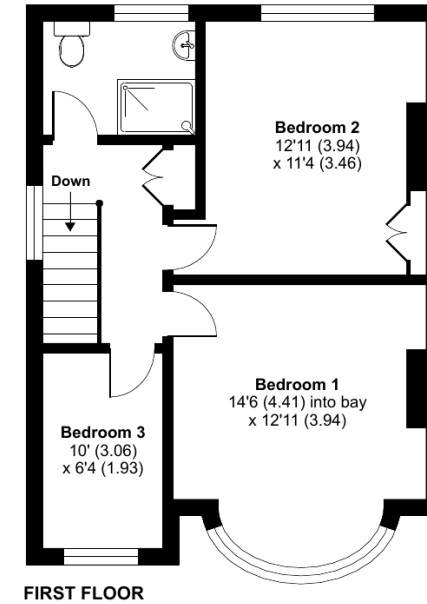
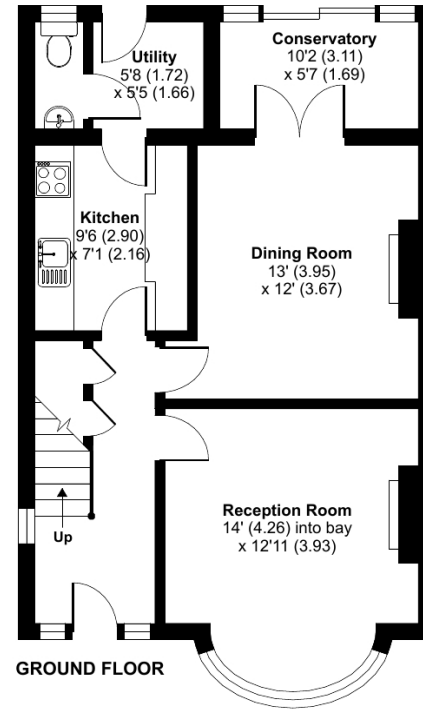
## East Avenue, Exeter, EX1

Approximate Area = 1152 sq ft / 107 sq m

Garage = 140 sq ft / 13 sq m

Total = 1292 sq ft / 120 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robert Williams Ltd. REF: 1225585



# Robert Williams

SALES | LETTINGS | AUCTIONS

Robert Williams Estate Agents, 2 Southernhay West, Exeter, EX1 1JG

Tel: 01392 204800 • sales@robertwilliams.co.uk • robertwilliams.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.