

West Avenue, Exeter, Devon







A substantial detached family home with **six bedrooms and a delightful garden**, in a highly desirable Exeter setting.

Summary of accommodation

Ground Floor: Reception hall | Drawing room | Sitting room | Family room | Dining room | Kitchen/breakfast room | Utility | Shower room

First Floor: Principal bedroom with dressing room and en suite bathroom | Five further bedrooms | Two bathrooms | WC

Outside: Garage | Carport | Workshop | Garden store | WC | Log store | Outbuildings | Dog compound

Distances

Exeter city centre 0.4 miles, Exeter St. David's station 0.8 miles (2 hours to London Paddington)

M5 (Jct 29) 3.4 miles, Exeter Airport 5.0 miles

(All distances and times are approximate)



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Location

The property is in the lower Pennsylvania suburb of Exeter, within easy reach of local amenities and with the beautiful Devon countryside just moments away. This area of Exeter has a wide range of everyday amenities, including local shops, supermarkets, pubs, cafés, restaurants, doctor's surgeries and pharmacies. Exeter city centre is less than half a mile away, and offers a wide choice of cultural activities, with the theatre, museum, arts centre and a wealth of good shopping and restaurants, including John Lewis.





The area has plenty of leisure activities to choose from, with several sports and leisure clubs within easy reach, David Lloyd centre, Exeter Golf and Country Club, rugby, football, horse riding, sailing, hiking the Jurassic Coast, fishing as well as access to several sandy beaches within 15 miles of the property.

There are excellent transport links, with easy access to the M5, while the city's mainline stations offer direct services to London Paddington and Waterloo. Exeter International Airport, five miles away, provides domestic and international flights.

Schooling in the area is of the highest standard, with outstanding-rated state schools and several excellent independent schools in and around the city. Within two miles of the property you will find St Sidwells Primary School, Stoke Hill Infant and Nursery School, Ladysmith Infant and Nursery School, St Michael's Church of England Primary Academy, Exeter Mathematics School and Exeter College, all rated 'outstanding' by Ofsted, as well as renowned independents including The Maynard School, Exeter School and Exeter Cathedral School.

The property

26 West Avenue is a substantial detached family home that features handsome red brick elevations, and more than 4,000 square feet of comfortable, flexible living space, while outside there is a splendid southeast-facing garden.





The ground floor offers four well-presented reception rooms, all of which look out onto the sunny garden at the side. There is a dual aspect family room which welcomes plenty of natural light, a sitting room with French doors opening onto the shaded patio, and a drawing room, which adjoins the sitting room in a semi open-plan layout. There is also a formal dining room with an impressive open fireplace, wooden parquet flooring and space for a large family dining table.

Also on the ground floor is an L-shaped, 28ft kitchen and breakfast room with painted wooden kitchen units, a central island and integrated appliances. The breakfast area offers space for a breakfast table for informal dining, while there are also French doors onto the patio and garden at the rear.



The first floor has a spacious landing, which provides access to the property's well-proportioned bedrooms. These include the dual aspect principal bedroom, which benefits from a large dressing room and an en suite bathroom. The five remaining bedrooms have access to two first-floor family bathrooms and an additional WC. There is also a useful shower room on the ground floor.

Garden and grounds

At the front of the property, the garden has various established shrubs and hedgerows, while access for vehicles is via the block-paved driveway, which offers plenty of parking space. There is also a garage and a carport for further parking or home storage.

The garden to the side is southeast-facing and includes a splendid paved terrace area, which is partially shaded by a wooden pergola with climbing wisteria. There is also an area of level lawn and well-stocked flowerbeds. At the rear of the house there is a further area of lawn and an additional patio, which is ideal for al fresco dining. The garden is bordered and enclosed by established hedgerow and mature trees, creating a sense of privacy from neighbouring properties.

Services

Mains water, electricity and drainage. Gas central heating.

Directions (Postcode EX4 4SD)

what3words ///libraries.ties.afford

Property information

Tenure: Freehold

Local Authority: Exeter City Council

Council Tax: Band G

EPC Rating: D

Guide Price: £1,750,000

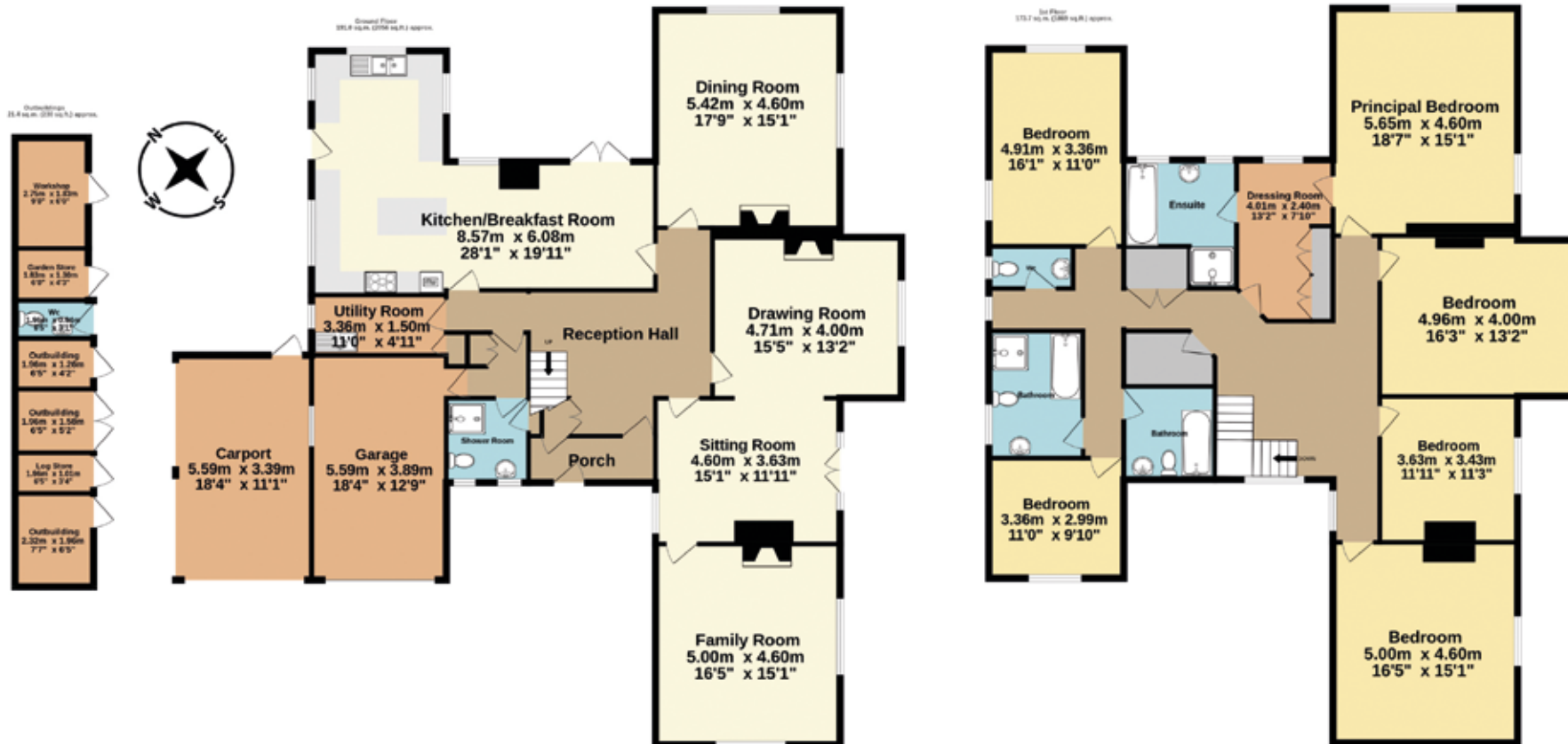


Approximate Gross Internal Floor Area

386.0 sq m (4155 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2023. Photographs and videos dated June 2023.

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