



**East of**   
ESTATE AGENTS

**Maryfield Avenue**  
Pennsylvania £795,000

# Maryfield Avenue

Pennsylvania £795,000

Beautifully presented four-bedroom detached residence, built in the mid-1930s, is set within one of Exeter's most desirable addresses in Pennsylvania. Occupying a generous plot with well tended gardens, the home retains character and charm while offering spacious accommodation throughout. Well maintained and thoughtfully styled, the property also presents a rare opportunity to extend both upwards and outwards, subject to the necessary consents, making it an exceptional prospect for those seeking a distinguished family home in a prime location.

Detached 1930's built residence | In a much sought after Pennsylvania address | 4 bedrooms including master ensuite | Family Bathroom | Two Reception Rooms | Modernised Kitchen, Sun Room and Utility | Large and Generous Plot | Well Tended Gardens | Garage and Parking | Garden Summer House

## DESCRIPTION

This wonderfully well-proportioned detached house offers spacious and well presented accommodation throughout. A superb and welcoming entrance hall sets the tone for the home, featuring a 1930s staircase with window and access to a large ground floor cloakroom/WC with ample storage. The dual-aspect sitting room and separate dining room both enjoy elegant bay windows, ornate fireplaces, and attractive period features including picture rails, creating bright and inviting living spaces ideal for both family life and entertaining. The modernised kitchen has been tastefully updated with a sleek glass splashback, under-cupboard lighting, and built-in oven, microwave, and warming drawer. There is access to a large under-stairs utility cupboard and a door leading to the side sunroom, which opens directly onto the gardens.

Upstairs, the first floor offers four generously sized bedrooms, including a principal bedroom with en-suite facilities, along with a well-appointed family bathroom. The property has been exceptionally well maintained throughout and benefits from double glazed windows, combining 1930s character with contemporary comfort.



## GARDENS AND GROUNDS

Occupying a generous plot, the gardens and grounds are a particular highlight of this exceptional family home. To the rear, the well tended gardens provide a tranquil and private setting, featuring well-established planting, a pond, and a range of outdoor structures including a shed, greenhouse, and a recently constructed high-quality summer house-designed for year-round enjoyment. The garden also benefits from a newly installed rainwater collection system with pump, offering an eco-friendly and efficient water supply for garden maintenance.

To the front, the property enjoys impressive kerb appeal with an attractively landscaped garden and a paved driveway providing off-road parking for two vehicles. This leads to a garage fitted with an electric door, completing the superb presentation of this well-maintained home.

## SITUATION

Mayfield Avenue is a highly sought-after residential address within the desirable Pennsylvania area of Exeter. Renowned for its peaceful, leafy surroundings and attractive period homes, the location offers an ideal balance of tranquility and convenience. The property lies within easy reach of Exeter's vibrant city centre, the University of Exeter, the RD&E and an excellent range of local amenities, including well-regarded schools, shops, and recreational facilities. There are pleasant walks nearby, with open countryside and Duryard Valley close at hand, while Exeter St David's railway station and major road links such as the A30 and M5 provide excellent connectivity for commuters.

## AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold

Council Tax Band: F

Council: Exeter City Council

Parking: Garage and Parking for 2 Cars & residents parking

Garden: Front and Rear

Electricity: Mains

Heating: Mains Gas Boiler

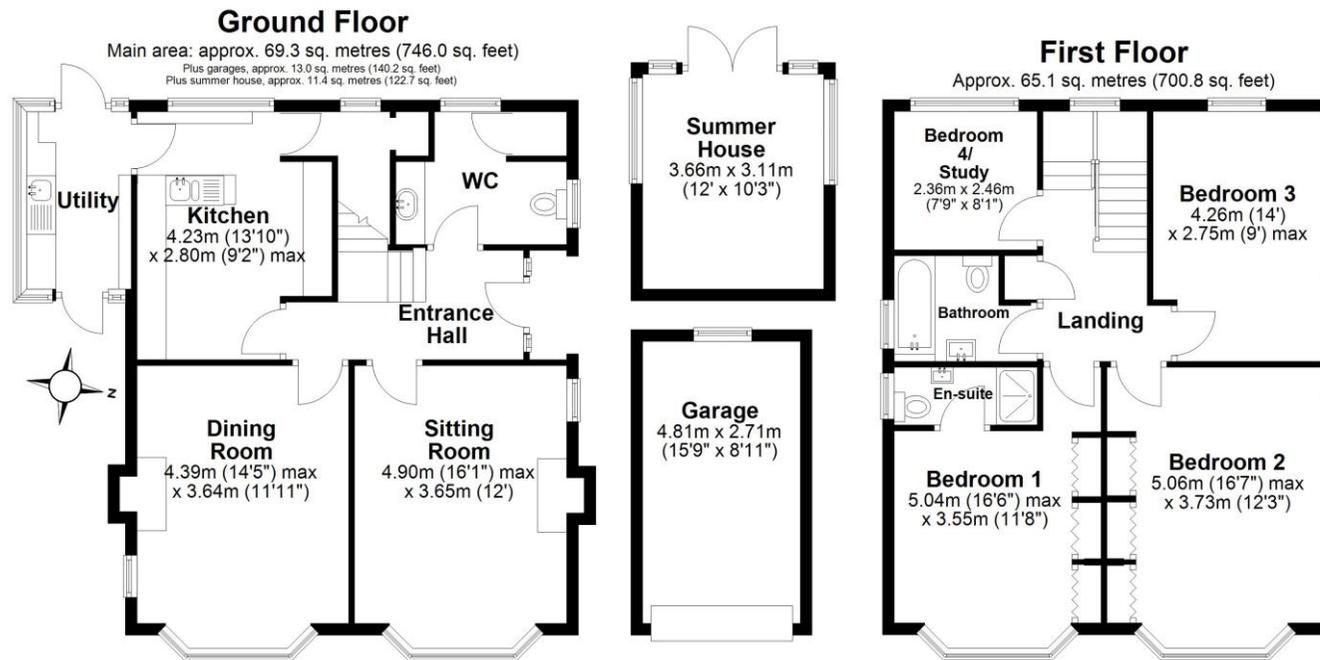
Water supply: Mains

Sewerage: Mains

Broadband: Full Fibre broadband available with up to 1600mbps download and 115mbps download.

Mobile Signal: Several networks currently showing as available at the property including EE and Vodafone





Main area: Approx. 134.4 sq. metres (1446.8 sq. feet)  
 Plus garages, approx. 13.0 sq. metres (140.2 sq. feet)  
 Plus summer house, approx. 11.4 sq. metres (122.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	66 D
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



**EXETER OFFICE**  
 18 Southernhay West Exeter EX1 1PJ  
 Tel: 01392 833999  
 enquiries@eastofexe.co.uk  
 www.eastofexe.co.uk

**EAST DEVON OFFICE**  
 61 Fore Street Topsham Exeter EX3 0HL  
 Tel: 01392 345070  
 enquiries@eastofexe.co.uk  
 www.eastofexe.co.uk

**WEST OF EXE OFFICE**  
 Main Road Exminster EX6 8DB  
 Tel: 01392 833999  
 enquiries@westofexe.co.uk  
 www.westofexe.co.uk