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*10 Lymeborne Avenue, Exeter, Devon, EX1 3AU*



SOUTHGATE  
ESTATES

£600,000

*Guide Price*









## 10 Lymeborne Avenue, Exeter

Guide Price - £600,000 - £630,000.

A five bedroom family home fronting directly onto Heavitree's Pleasure Grounds with views across the park. The property benefits from a garage and off-road parking, as well as an enclosed garden to the rear. The spacious internal accommodation briefly consists of an entrance porch and hallway, a living room with an archway to the dining room, and a kitchen with a door to the downstairs cloakroom. Upstairs across two floors are five bedrooms, four of which are doubles, with an en suite to the master bedroom, and a separate bathroom.

The excellent location is within close proximity to a number of amenities, including the popular Heavitree Pleasure Grounds, adjacent to the property, as well as the many shops, cafes and pubs along Heavitree's high street, plus well-regarded schools and a GP surgery. Exeter's high street is a short distance from the property, with many bus routes in and out of the city.



*Ground Floor* The front door opens to the entrance porch and hallway which offers access to each of the main downstairs rooms, along with stairs rising to the first floor with built-in storage below, along with a further built-in cupboard. The living room is the first door you come to and is complemented by a box bay window to the front aspect with stunning views across the park. There is also a feature fireplace, and an archway opening into the dining room providing both rooms with an open-plan feel. French doors open directly out from the dining room to the rear garden. The kitchen is situated to the rear of the property and contains a range of matching wall and base units with fitted worktops, a matching upstand and a 1.5 bowl sink and drainer unit with a mixer tap over. Space is provided for a range cooker with an extractor hood over, as well as an American-style fridge freezer and a dishwasher. Windows face the side aspect, plus a door opens to the downstairs cloakroom and out to the garden.





*First Floor* Stairs rise to the first floor landing which accommodates four of the bedrooms and the main bathroom, along with a further staircase rising to the second floor. Bedroom two is a generous double bedroom with a box bay window to the front aspect allowing ample natural light with lovely far-reaching views across the park. Two more of the bedrooms on this floor also enjoy an outlook to the park, and bedroom three is positioned to the rear with a window overlooking the garden. Finally, the bathroom comprises a close-coupled WC, a wash basin with a mixer tap over and vanity unit below, plus a bath with a mixer tap and rainfall shower head over. There is also a cupboard providing space for a washing machine and a tumble dryer, as well as a textured window to the rear aspect.

*Second Floor* The master suite is situated on the second floor and consists of a large double bedroom with a window and two skylights to the front/rear aspects, filling the room with natural light. The front two skylights feature views across the park. There are also two walls of built-in wardrobes, as well as cupboards to the eaves providing ample space for storage. An original stained glass door opens into the en suite which incorporates a close-coupled WC, a wash basin with a mixer tap over and vanity unit below, plus a walk-in shower cubicle with a rainfall shower head over. A textured window faces the rear aspect.

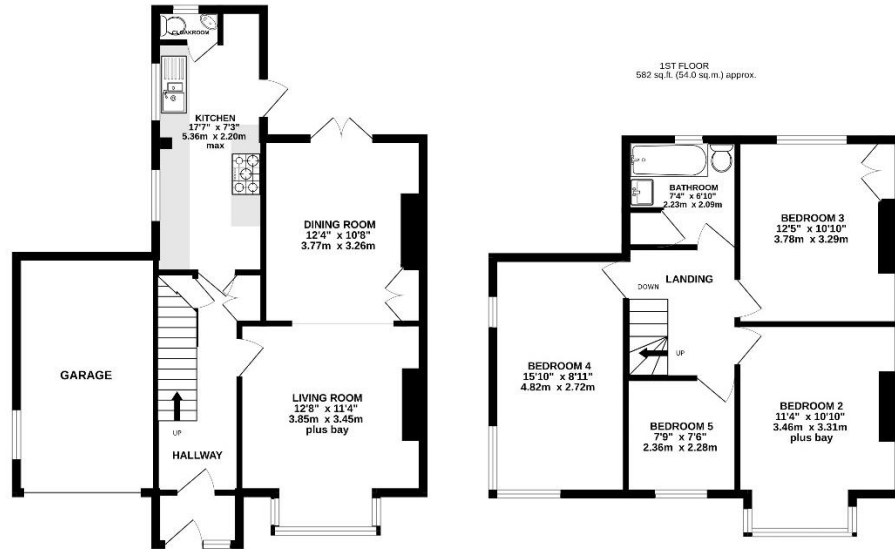
*Garden, Garage & Parking* Doors open out to the delightful enclosed rear garden which has the advantage of a patio area leading from the dining room allowing an ideal spot for al-fresco dining. Steps lead to the remainder of the garden which is mainly laid to lawn, featuring a raised terrace at the rear. To the front of the property is a further large area of garden which provides a pleasant space for seating to enjoy an outlook over the park, with various attractive plants and shrubs in flowerbed borders. The property also benefits from a garage with an up-and-over door leading to the driveway offering ample off-road parking.



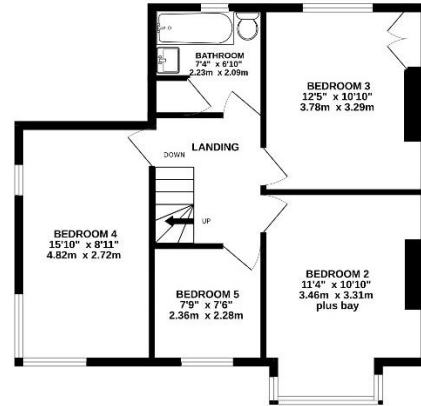
- *5 Bedrooms*
- *Overlooking Park*
- *Enclosed Garden*
- *Garage & Driveway*
- *Semi-Detached House*
- *Sought-After Location*



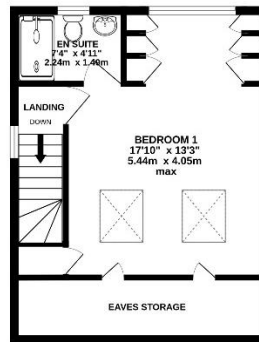
GROUND FLOOR  
657 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR  
562 sq.ft. (54.0 sq.m.) approx.



2ND FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 1607 sq.ft. (149.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Performance Rating

EPC Awaited



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SOUTHGATE

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