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4 Third Avenue, Exeter, Devon, EX1 2P7



SOUTHGATE
— ESTATES —

£450,000





4 Third Avenue

An impressive four bedroom family home located in the highly desirable area of Heavitree. The property has undergone a series of improvements by the current vendors and now offers generous living accommodation with a loft conversion and a kitchen extension creating a lovely open-plan space, as well as solar panels. There is also an enclosed garden to the rear and a double garage with vehicular access.

The property is ideally situated close a number of amenities, including the popular Heavitree Pleasure Grounds, 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 welcoming entrance hallway which provides access into the living room, downstairs cloakroom and the open-plan kitchen diner. Stairs rise to the first floor landing incorporating built-in storage below. The living room is a pleasant reception room complemented by a box bay window to the front aspect, and a log burner which is a real focal point of the room incorporating fitted shelving and storage to the alcoves. The kitchen diner has been extended by the current owners to offer a lovely family space, with bi-fold doors opening directly out to the garden, creating a lovely flow between the inside and outside areas. The kitchen contains a range of stylish wall and base units with fitted worktops, a tiled splashback and a double sink and drainer unit with a mixer tap over, as well as a useful island unit. Appliances include a freestanding range cooker with an extractor hood over, along with space for a fridge freezer and a dishwasher. A utility cupboard provides further space for appliances. Ample space is available for a dining table and chairs, along with an additional area for seating overlooking the garden, with skylights to the rear aspect.



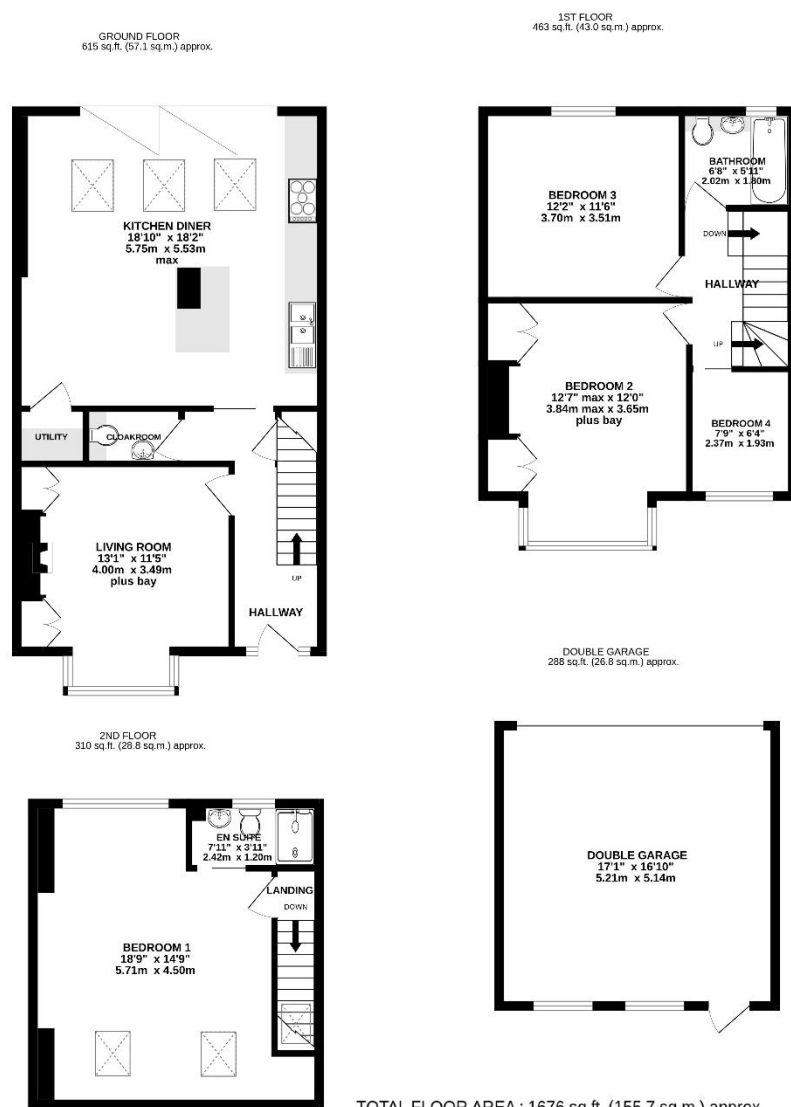
First Floor Stairs rise to the first floor landing which accommodates three of the bedrooms and the main family bathroom, with a further staircase leading to the second floor. The largest of the three bedrooms is a well-proportioned double room with the advantage of two mirrored wardrobes to the alcoves allowing plenty of built-in storage. A frosted box bay window faces the front aspect filling the space with ample natural light. Bedroom three is a further good-sized double bedroom with a window to the rear aspect overlooking the garden, and the fourth bedroom is a single room with a window to the front aspect. Lastly, the bathroom comprises a hidden cistern WC, a wash basin with a mixer tap over and a vanity unit below, plus a bath with a mixer tap and shower over. A frosted window faces the rear aspect. *Second Floor* To the second floor is the master suite which features a sizeable double bedroom with a window to the rear aspect enjoying a pleasant outlook, along with two skylights to the front aspect. A sliding door opens to the en suite shower room which includes a wash basin with a mixer tap over and a vanity unit below, a close-coupled WC and a full-width shower cubicle. A frosted window faces the rear aspect.

Garden & Double Garage Bi-fold doors open out from the kitchen diner to an area of decking, offering a pleasant space for outdoor seating and dining. The remainder of the garden is mostly laid to lawn with well-stocked flowerbed borders, and a stepped path leading to the garage entrance. The double garage is serviced by power and lighting and features the battery to the solar panels which brings revenue to the current vendors. The garage also features a brand new electric roller shutter door to a lane allowing vehicular access.

Property Information Tenure: Freehold, council tax band: C.

- *4 Bedrooms*
- *Terraced House*
- *Double Garage*
- *Enclosed Garden*
- *4.92kW Solar PV system with
9.8kWh battery*
- *Highly Desirable Location*





TOTAL FLOOR AREA : 1676 sq.ft. (155.7 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

Score	Energy rating	Current	Potential
92+	A	92 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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