



naomi j ryan  
estate agents



House - Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



Garage & Driveway



Front & Rear Gardens



Council Tax Band: E

£475,000 Freehold

32 Lower Avenue,

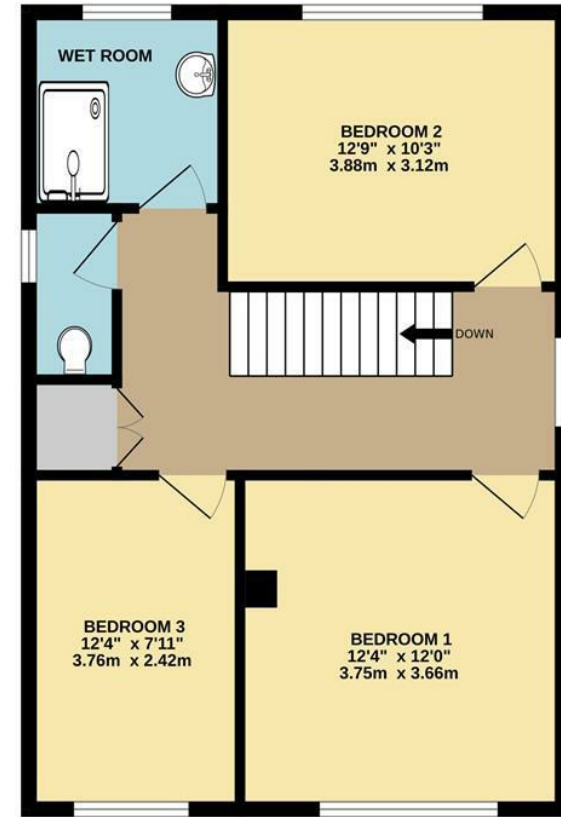
Heavitree, Exeter, EX1 2PR

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

GROUND FLOOR



1ST FLOOR



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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## SUMMARY

Guide Price £475,000 - £495,000. A rare opportunity to acquire this detached home offered to the market for sale with no onward chain. Occupying an elevated position at the end of a no through road this property enjoys a great spot within the heart of the incredibly popular residential area of Heavitree. The property offers convenient access to well regarded primary & secondary schools, The Royal Devon & Exeter Hospital and a wide range of independent shops, cafes and amenities on Heavitree Fore Street. The popular Heavitree Pleasure Ground is also located close by offering a range of leisure activities and Park Life Community Cafe. A regular bus service can be found close by and the property is also well situated for access to major road links including the M5 and A30.

Requiring a degree of modernisation, the property reflects a great opportunity to renovate and improve upon what is already on offer. The accommodation comprises in brief, spacious entrance hall, living room, kitchen, dining room and WC to the ground floor. Three generous bedrooms, a wet room and separate WC, located to the first floor complete the accommodation. A feature of particular note are the large windows which let in an abundance of natural light throughout the property and from the front elevation enjoy a view across the surrounding area.

Outside the property enjoys a private rear garden, enjoying a good degree of privacy and access to a store, workshop and single garage.

Naomi J Ryan Estate Agents are delighted to bring this wonderful property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

### 360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

### MATERIAL INFORMATION

Construction notes: Brick Construction.

Heating: Gas Central Heating & Gas Fire.

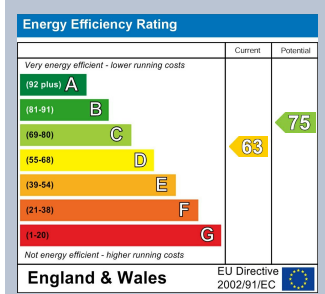
Utilities: Connected to mains Gas, Electric, Water & Drainage.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

### REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is av site.





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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.

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