

## 10 East Avenue, Heavitree, Exeter, EX1 2DY



Offered to the market with no onward chain, this three bedroom property in need of modernisation sits in a sought after Heavitree location and has the potential to be a fantastic forever family home. The spacious accommodation comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, Three First Floor Bedrooms and Family Shower Room. The property benefits from off road parking for two vehicles and sits on a generous plot.

Viewing is highly recommended to appreciate whats on offer.

**Offers in the Region of £350,000**

**Freehold**

**DCX01909**

# 10 East Avenue, Heavitree, Exeter, EX1 2DY

The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

## THE ACCOMMODATION COMPRISES:

### Entrance Porch

Accessed via uPVC double glazed door with front and side aspect uPVC double glazed windows. Tiled flooring. uPVC door leads to Entrance Hall.

### Entrance Hall

Doors to Lounge, Dining Room, Kitchen, Cloakroom, Storage Cupboards and stairs to the First Floor Landing. Picture rail. Radiator.

### Lounge 13' 5" x 11' 11" (4.101m x 3.631m)

Front aspect uPVC double glazed bay window. Feature fireplace with marble surround and wooden mantle. TV point. Telephone point. Picture rail. Radiator.



### Dining Room 15' 11" x 10' 11" (4.846m x 3.340m)

Rear aspect uPVC double glazed window. uPVC double glazed doors leading to the rear garden. Fireplace with tiled surround and hearth. Picture rail. Serving hatch to the kitchen. Radiator.



### Cloakroom

Side aspect frosted uPVC double glazed window. Low level WC, wash hand basin.

### Kitchen 10' 4" x 7' 5" (3.162m x 2.269m)

Side aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Gas cooker point. Further appliance space. Further appliance space. Wall mounted boiler. Part glazed door leads to lean to.



### Lean To 12' 7" x 10' 8" (3.838m x 3.248m)

Dual aspect windows. Plumbing for washing machine. Sink with single drainer. Roll edge work surfaces.



### First Floor Landing

Side aspect uPVC double glazed window. Doors to Bedroom One, Bedroom Two, Bedroom Three, Shower room and Cloakroom.

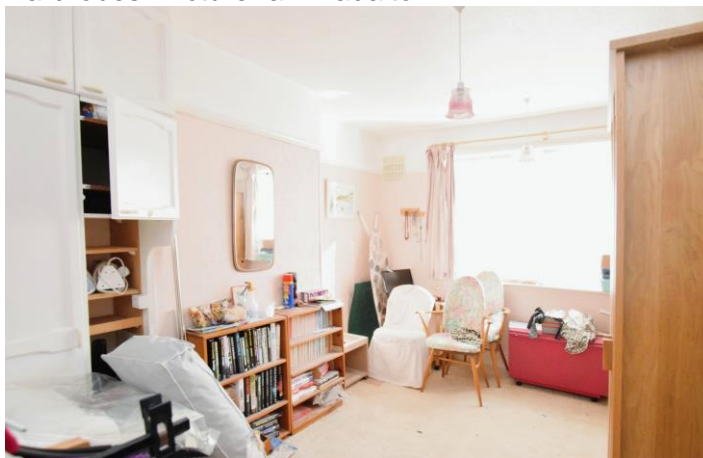
### Bedroom One 13' 11" x 11' 4" (4.234m x 3.444m)

Front aspect uPVC double glazed window. picture rail. Radiator.



### Bedroom Two 13' 4" x 11' 1" (4.056m x 3.377m)

Rear aspect uPVC double glazed window. Built in wardrobes. Picture rail. Radiator.



### Bedroom Three 8' 3" x 7' 5" (2.509m x 2.253m)

Front aspect uPVC double glazed window. Picture rail. Radiator.



### Shower Room

Rear aspect uPVC frosted double glazed window. Fully enclosed shower cubicle. Wash hand basin with mixer tap and storage below. Part tiled walls. Storage cupboard. Radiator.



### Cloakroom

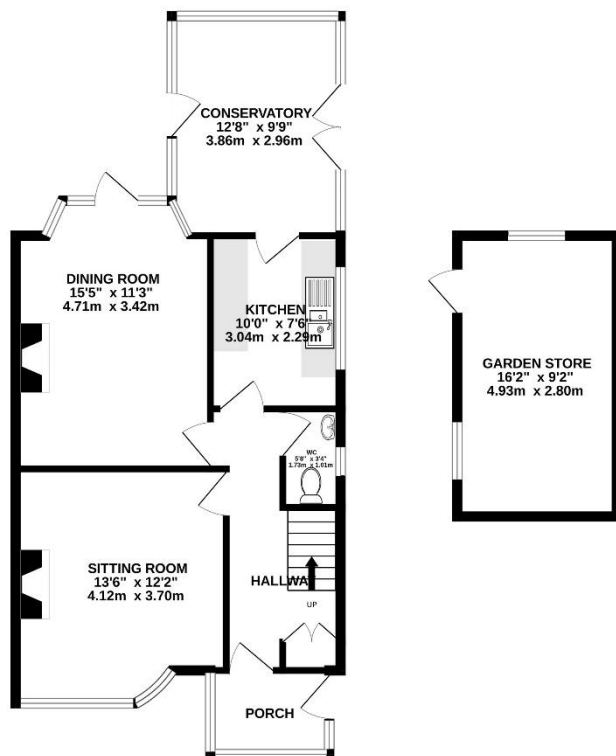
Side aspect frosted uPVC double glazed window. Low level WC. Wash hand basin with mixer tap.

### Outside

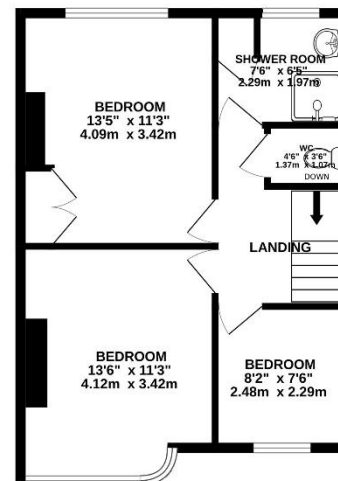
Off road parking for two vehicles and landscaped front garden with mature trees and shrub borders. Paved seating area. Access to the side of the property with large shed and hardstanding.



GROUND FLOOR  
790 sq.ft. (73.4 sq.m.) approx.



GROUND FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1263 sq.ft. (117.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		