

## 11 Wyndham Avenue, Heavitree, Exeter, EX1 2PQ



The property is generally in good repair but would benefit from some updating. A well appointed three bedroom terrace house with attractive bay windows is located in a sought after and convenient cul-de-sac location near Heavitree's comprehensive shopping centre, pleasure park, Ladysmith Primary School & hospitals. The accommodation comprises entrance hallway, lounge, dining room, kitchen, three first floor bedrooms, family bathroom, enclosed rear garden. Viewing is highly recommended.

**Asking Price £315,000 Freehold DCX02183**

# 11 Wyndham Avenue, Heavitree, Exeter, EX1 2PQ

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 Hall

Access via part glazed front door with a part glazed inner door. Door to the dining room, stairs to first floor landing and a radiator.

### Dining room 11' 6" x 10' 8" (3.498m x 3.249m)

Rear aspect uPVC double glazed door leading to lean to. Picture rail, storage recess opening through to the kitchen/ breakfast room, radiator and opening through to the lounge.



### Lounge 12' 8" x 10' 5" (3.853m x 3.179m)

Front aspect uPVC box bay window, picture rail and radiator.



### Kitchen 14' 1" x 8' 7" (4.280m x 2.613m)

Side and rear aspect uPVC double glazed windows, fitted range of eye and base level units with stone seal sink with mix tap and single drainer. Roll edge work surfaces with part tiled walls. Integrated double oven and hob with extractor fan above. Further appliance space, plumbing for washing machine and a boiler. Part glazed door leads to the lean to.



### Lean to 11' 9" x 5' 0" (3.594m x 1.529m)

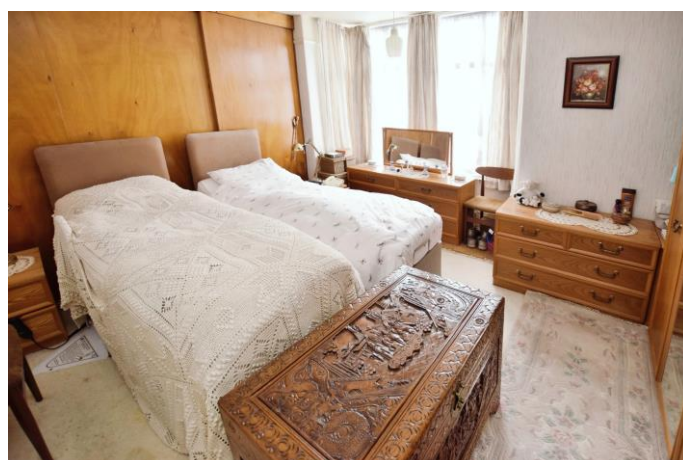
Rear aspect uPVC double glazed window and uPVC door leads to garden.

### First Floor Landing

With doors to bedroom one, bedroom two, bedroom three and shower room with access to loft point above and storage cupboard.

### Bedroom One 12' 10" x 13' 9" (3.914m x 4.201m)

Front aspect uPVC box bay window, floor to ceiling wardrobes with hanging space and shelving, picture rail and radiator.





### Bedroom Two 10' 9" x 8' 10" (3.271m x 2.698m)

Rear aspect uPVC double glazed window. Picture rail and radiator.



### Bedroom Three 8' 6" x 8' 7" (2.580m x 2.625m)

Rear aspect uPVC double glazed window with view of the rear garden. Parquet flooring with picture rail and radiator.



### Shower Room

Side aspect frosted uPVC Double glazed window. 3 piece suite comprising of fully enclosed shower cubicle with Mira shower, low level WC, pedestal wash hand basin, tiled walls and heated towel rail.



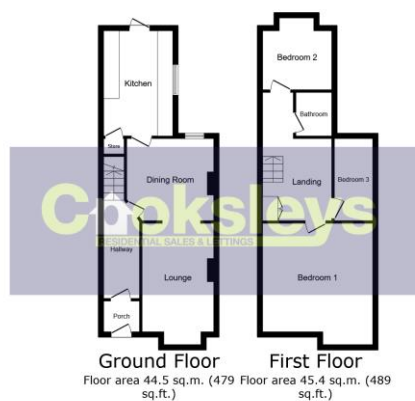
### Rear Garden

Private enclosed rear garden with seating area, lawn, mature shrubs and shed.



### Information

The property has on road parking and is within a permit parking zone.



TOTAL: 89.9 sq.m. (967 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), settings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must only rely on its own inspection(s). Issued by www.PropertyHub.co.uk

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

## Energy performance certificate (EPC)

11 Wyndham Avenue E21 2DQ	Energy rating <b>D</b>	Valid until 19 May 2034
		Certificate number 2304-3038-5205-2574-1200

Property type	Mid-terrace house
Total floor area	85 square metres

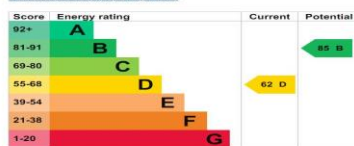
### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](#) <https://www.gov.uk/guidance/landlords-exemptions-from-energy-performance-certificate-requirements>

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#)



The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

### Breakdown of property's energy performance