

3 Egham Avenue, St Leonards, Exeter, EX2 4RQ



Situated on one of St. Leonards premier cul-de-sacs, this three bedroom semi-detached property offered for sale in good condition with accommodation comprising of Entrance Hall, Lounge, Dining Room, Conservatory, Kitchen, Utility Room, downstairs Cloakroom, Three First Floor Bedrooms, Family Bathroom, off road parking and enclosed rear garden. Positioned close to local amenities and both primary and secondary schools. Great access to City Centre. Viewing is highly recommended.

Offers in The Region of £525,000 Freehold DCX02536

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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 frosted front door. Side aspect frosted uPVC double glazed window. Doors to the lounge, dining room and kitchen. Stairs to first floor landing. Understairs storage cupboard. Picture rail, original wooden flooring and radiator.

Lounge 13' 3" x 11' 8" (4.051m x 3.558m)

Front aspect uPVC double glazed bay window. Fitted 'Clearview' clean-burn wood burner with a fully lined chimney and a tiled hearth. Television point. Original wooden flooring. Radiator.



Dining Room 13' 8" x 10' 4" (4.170m x 3.153m)

Original rear aspect French doors lead to conservatory. Wall mounted TV point. Picture rail. Feature fireplace. Radiator.



Conservatory 10' 3" x 7' 7" (3.134m x 2.305m)

Side and rear aspect uPVC double glazed windows. uPVC double glazed roof. Electric wall mounted heater. uPVC French doors leading to the rear garden.



Kitchen 10' 6" x 7' 3" (3.189m x 2.214m)

Side aspect uPVC double glazed frosted windows. Fitted range of eye and base level units. Stainless steel sink with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Gas cooker point with a Zanussi electric/gas oven/hob. Appliance space fitted for a washing machine (included) and plumbing for a dishwasher. Fully serviced 'Ideal' combi-boiler. Further appliance space. Archway through to the Utility Room.



Utility room 6' 0" x 4' 5" (1.835m x 1.351m)

Rear aspect uPVC double glazed door leads to the rear garden. Appliance space for a fridge/freezer (included) and a wall vent for a tumble dryer. Shelving. Door through to the Cloakroom.

Cloakroom

Rear aspect uPVC frosted double glazed window. High level traditional WC.

First Floor Landing

Side aspect frosted uPVC double glazed window. Doors to Bedroom One, Bedroom Two, Bedroom Three and Bathroom. Access to a partly boarded loft void above (ideal for a loft conversion).

Bedroom One 14' 7" x 8' 10" (4.441m x 2.702m)

Front aspect uPVC double glazed bay window. Large double bedroom with a fitted floor to ceiling wardrobes with hanging space and shelving. Picture rail. Radiator.



Bedroom Two 12' 6" x 11' 4" (3.806m x 3.457m)

Rear aspect uPVC double glazed window with view over the rear garden. Large double bedroom with a picture rail and radiator.



Bedroom Three 8' 11" x 6' 9" (2.712m x 2.053m)

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



Bathroom

Rear aspect frosted uPVC double glazed window. Three piece white suite comprising of panel enclosed bath with handheld shower above with a fitted temperature controlled shower and glass shower screen. Low level WC. Pedestal wash hand basin. Tiled walls. Storage cupboard. Tiled flooring with underfloor heating. Heated towel rail.



Rear Garden

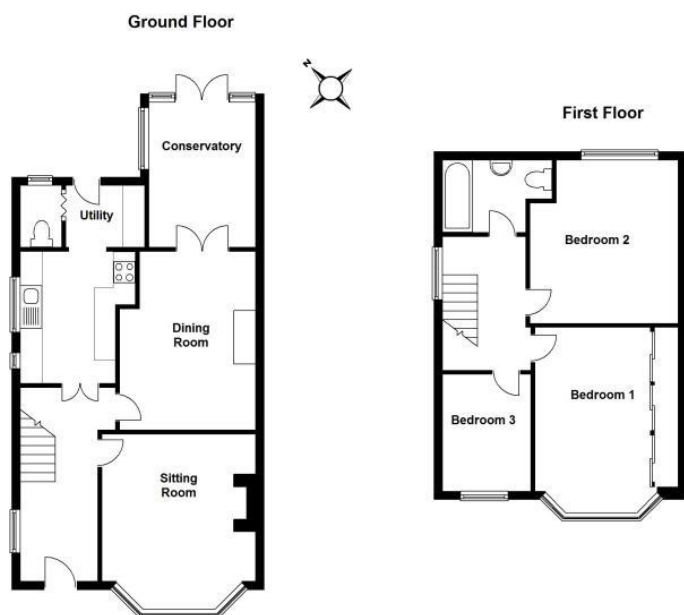
Private enclosed rear garden by range of panel fencing. Paved seating area. Steps to further lawned area with shrub borders. To the rear of the garden is a large decked seating area with wooden shed. Access to the side of the property via wooden gate. Paved shared driveway.





Front Garden

Off road parking for one vehicle and pedestrian access to the front door.



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.

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