

12 Wyndham Avenue, Heavitree, Exeter, EX1 2PQ



In need of modernisation this three bedroom bay fronted terraced property situated in a popular Heavitree location within easy access to Fore Street and local amenities. Accommodation comprising entrance hall, lounge, dining room, breakfast room, kitchen, three first floor bedrooms, bathroom, enclosed rear garden and garage. No onward chain.

Offers in the Region of £260,000 Freehold DCX02492

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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 uPVC part frosted front door. Stained glass inner doorway. Doors to the lounge, dining room and kitchen. Understairs storage cupboards. Stairs to the first floor landing. Telephone point. Electric wall mounted heater and picture rail.

Lounge 13' 3" x 9' 9" (4.037m x 2.971m)

Front aspect uPVC double glazed box bay window. Fireplace with tiled surround and wooden mantle. Picture rail, dado rail and television point.



Dining Room 11' 11" x 10' 0" (3.639m x 3.053m)

Rear aspect French doors leading to the rear garden. Picture rail. Dado rail. Fireplace with limestone surround.



Breakfast Room 8' 7" x 8' 7" (2.619m x 2.628m)

Rear aspect uPVC double glazed window and uPVC double glazed frosted door leads to the rear garden. Plumbing for washing machine. Door way through to the kitchen.



Kitchen 7' 11" x 3' 9" (2.412m x 1.153m)

Side aspect windows. Sink with double drainer. Electric cooker point. Part tiled walls. Shelving.



First Floor Landing

With doors to bedroom one, bedroom two, bedroom three and bathroom.



Bedroom One 13' 3" x 11' 1" (4.050m x 3.380m)

Front aspect uPVC double glazed box bay window. Picture rail.



Bedroom Two 11' 11" x 11' 2" (3.639m x 3.395m)

Rear aspect uPVC double glazed window. Built in storage cupboard. Feature fireplace. Picture rail.



Bedroom Three 7' 9" x 7' 9" (2.373m x 2.374m)

Front aspect uPVC double glazed window. Picture rail.



Bathroom

Rear aspect frosted uPVC double glazed window. Three piece white suite comprising free standing bath, low level WC and wash hand basin. Concealed wall mounted water heater. Access to loft void above.



Rear Garden

Private enclosed rear garden with various out buildings and gated rear access. Door through to the garage.



Garage

With metal up and over 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.

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