

4 Russet Avenue, Exeter, EX1 3QB



A well maintained spacious three bedroom property situated in a quiet location with good access both in and out of the city centre. The accommodation comprises of entrance hall, lounge, dining room, kitchen, refitted modern cloakroom, three first floor bedrooms, family bathroom, enclosed rear garden, off road parking, garage, uPVC double glazing and gas central heating. Viewing is highly recommended

Offers in the Region of £260,000 Freehold DCX00714

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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 Hallway

Accessed via uPVC frosted double glazed front door, doors to the lounge, dining room, cloakroom and stair to the first floor landing, hanging space and radiator.

Lounge 14' 9" x 10' 7" (4.494m x 3.237m)

Rear aspect uPVC double glazed window with a view over the rear garden, under stairs storage cupboard, TV point, telephone point, radiator.



Dining Room 10' 6" x 8' 1" (3.193m x 2.470m)

Front aspect uPVC double glazed window, radiator and sliding doors through the kitchen.



Kitchen 12' 11" x 8' 1" (3.928m x 2.463m)

Rear aspect uPVC double glazed window, fitted range of eye and base level units, sink with mixer tap and single drainer, rolled edge work surfaces, part tiled walls, built in oven with hob and an extractor fan over, integrated dish washer, plumbing for a washing machine, space for further appliances, tile effect flooring, uPVC frosted part glazed door leading to the rear garden, telephone point, radiator.



Cloakroom

Recently refitted modern cloakroom with a front aspect uPVC frosted double glazed window, low level WC, wash hand basin with tiled splashback.



First Floor Landing

With doors to bedroom one, bedroom two, bedroom three, family bathroom, access to the loft void above, radiator.

Bedroom One 11' 8" x 10' 4" (3.559m x 3.157m)

Rear aspect uPVC double glazed window with views over the garden, radiator.



Bedroom Two 14' 7" x 8' 8" (4.455m x 2.650m)

Rear aspect uPVC double glazed window with a view over the garden, radiator.



Bedroom Three 9' 2" x 8' 8" (2.793m x 2.652m)

Front aspect uPVC double glazed window, airing cupboard with wall mounted boiler and shelving, radiator.



Family Bathroom

Front aspect uPVC frosted double glazed window, four piece white suite comprising of panel enclosed bath with a mixer tap and hand held shower above,, low level WC, fully enclosed shower cubicle with a mira shower, wash hand basin, tiled flooring.



Rear Garden

Beautiful enclosed rear garden with paved seating area for al fresco dining, shingle area, steps down to a further paved area, storage shed, wooden gate to the parking area and garage.



Garage

Access via Bramley avenue with a new modern door and one parking space in front.

Front garden

Mainly laid to lawn with pedestrian access to the front of the property.



This floor plan is for illustrative purposes only and does not constitute an offer of property. The actual size and layout of the property may vary from the information provided. Consult your solicitor for further details.

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Energy performance certificate (EPC)

Energy rating	C	Valid until	30 June 2030
Energy consultant	0875 8888 1888 - 0700 4001		

Property type: Mid-terrace house
Total floor area: 56 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](#) and [the energy and environmental standards](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.
[Read more on energy ratings and how to improve efficiency](#)

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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