

Carmel, Beech Avenue, Pennsylvania, Exeter, EX4 6HE



A magnificent property fantastically located in a coveted tucked away private driveway off Beech Avenue, one of Exeter's most desired roads in Pennsylvania. Properties in this road are not only a stones throw from Exeter University and within walking distance of the city centre of Exeter yet also occupy a most peaceful setting with outstanding views across Exeter down to the Exe Estuary and sea views of Exmouth. This rare and beautiful home occupies a generous wrap-around plot with well-maintained mature lawned gardens to the front and rear enclosed by mature trees which afford the plot a high degree of privacy. Carmel is a beautifully presented spacious detached five-bedroom bungalow set in over 1/3 of an acre. Natural light is a striking feature of the property and the enjoyable sunny reception rooms have stunning outlooks. Accommodation includes an entrance porch, hallway with storage cupboards and doorway opening into a light and generously proportioned sitting room with double patio doors over-looking the rear garden and steps leading to a patio area boasting fine views, a second doorway in the sitting room leads into a spacious open plan kitchen-dining room featuring a picture window that frames the open outlook. Adjoining is a utility room with doorway and steps down to the garden. A doorway from the kitchen leads to the hallway with further storage cupboards and doors to a light and airy family bathroom and five generous double bedrooms. Garden and grounds The bungalow and garden merge seamlessly and this tranquil setting provides home for an array of wildlife and visiting birds. Access to the property is through a brick pillared entranceway. The driveway is enclosed by mature hedgerows and trees and leads to a welcoming luscious front garden, bordered by mature trees and established hedging. A small copse adjoins a parking area next to a detached double garage Branching off from the main driveway is another area of copse with a path running through and leading to a side garden with an area of vegetable beds and covered walk-way from which is accessed a workshop/undercroft. Continuing along a path the attractive rear garden is to be found which is very secluded and is a particular highlight - mainly laid to lawn, well-tended, established flowerbeds, mature shrubs and trees, apple trees and delightful hidden spots perfect for children to play. The garden being south-facing enjoys sun all day and the adjoining patio with steps back up to the sitting room is a perfect spot for relaxing and taking in the views. From the patio is access to the other side of the bungalow where a path leads round to the front garden. Properties in this enviable and idyllic location rarely come to market and early viewing is advised to avoid disappointment.

Offers in Excess of £825,000 Freehold DCX02679

Carmel, Beech Avenue, , Exeter, EX4 6HE

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:

Porch

Entered via composite part glazed door with side and front aspect uPVC double glazed windows, Tiled flooring. Spotlighting. Part glazed solid wood door leads through to the entrance hall.

Entrance Hall

Front aspect uPVC double glazed window with view over the front garden. Doors to the lounge, kitchen, bedroom one, bedroom two, bedroom three, bedroom four, bedroom five and bathroom. Access to loft void above. Doors to storage cupboards with shelving and airing cupboard with water tank and slatted shelving. Two radiators.

Lounge 23' 3" x 18' 1" (7.094m x 5.517m)

Side aspect uPVC double glazed windows. uPVC double glazed sliding door leads to the rear garden via the patio. Television point. Telephone point. Wooden flooring. Shelving. Three radiators. Door through to the dining room.



Open plan Kitchen/ Dining Room 24' 1" x 11' 11" (7.353m x 3.644m)

Rear aspect uPVC double glazed windows with stunning view over the rear garden and estuary. Large dining space with part glazed door leading to the utility room. Opening through to the kitchen. Recently fitted range of eye and base level units with sink and a half with mixer tap and single drainer. Quartz effect work surfaces. Integrated double oven and microwave. Induction hob with extractor fan above. Integrated dishwasher. Further appliance space. Spotlighting. Side aspect uPVC double glazed window with view over the side garden. Radiator.



Utility Room 8' 1" x 5' 5" (2.470m x 1.658m)

Twin side aspect uPVC double glazed windows. uPVC double glazed door leads to the side garden. Range of eye and base level units with plumbing for washing machine, further appliance space, wood effect flooring and radiator.

Bedroom One 12' 0" x 12' 6" (3.657m x 3.817m)

Side aspect uPVC double glazed window with view over the side garden. Built in wardrobe with hanging space and shelving. Radiator.



Bedroom Two 12' 5" x 8' 0" (3.790m x 2.442m)

Side aspect uPVC double glazed window with view over the side garden. Storage recess. Wardrobe with hanging space and shelving. Radiator.



Bedroom Three 12' 0" x 8' 4" (3.664m x 2.546m)

Dual aspect uPVC double glazed windows with view over the front and side gardens. Recess with hanging space and shelving. Radiator.



Bedroom Four 10' 4" x 9' 4" (3.147m x 2.848m)

Side aspect uPVC double glazed window with view over the side garden. Radiator.



Bedroom Five 9' 1" x 9' 4" (2.763m x 2.847m)

Side aspect uPVC double glazed window with view over the side garden. Radiator.



Bathroom

Side aspect uPVC double glazed window. Three piece suite comprising panel enclosed bath with mixer tap and handheld shower above. Low level WC. Wash hand basin with mixer tap and storage below. Wood effect flooring. Extractor fan. Heated towel rail.



Rear Garden

Stunning south facing mature rear garden with large paved seating area. Steps to secondary seating area. Mature trees, and shrub borders with flower inserts. Garden pond. Large lawned area.



Side of the property

A secluded part of the garden. Ideal for growing vegetables. With a gate to the further front garden with mature trees, large lawned area and dual pedestrian access to the front of the property.



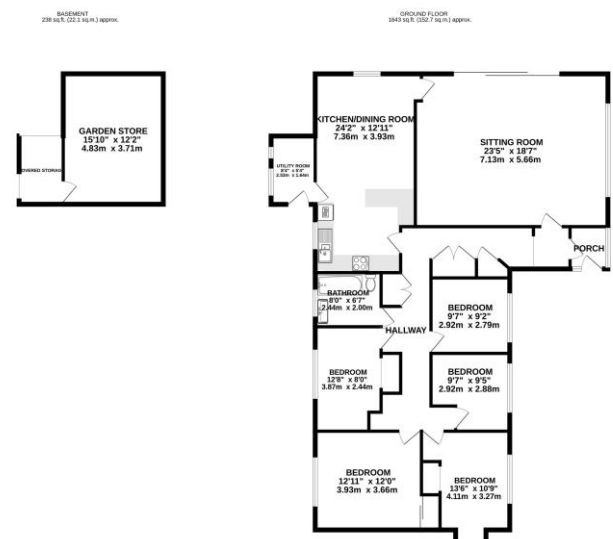
Double Garage

Detached Garage with metal up and over doors. Light and power.



Extra Information

The owner of this property is associated with the selling agents.



TOTAL FLOOR AREA: 1882 sq ft (174.7 sq m) approx.

While every effort has been made to ensure the accuracy of the floor area measurements, the figures are approximate and should not be relied upon for any legal or financial purposes. The figures are for information only and should not be used as a basis for any legal or financial decisions. The figures are for information only and should not be used as a basis for any legal or financial decisions. The figures are for information only and should not be used as a basis for any legal or financial decisions.

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
Current Energy Rating EPC EPC EPC	Energy Rating C	Valid until 5 May 2035	Certificate Number 0960-3095-3205-9535-0300
Property type Total floor area		Detached bungalow 158 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/domestic-letting-property-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

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

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



The graph shows this 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

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.