



East of **EXE**
ESTATE AGENTS

East &
West of **EXE**

Avondale Road
Heavitree OIEO £425,000

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Beautifully renovated three-bedroom semi-detached home in a sought-after Exeter cul-de-sac. Stylish kitchen/dining room, bright living room and modern bathroom. Garage, driveway and potential to extend or convert the loft (STPP). Ideally located close to Heavitree shops, parks, schools and the hospital.

Three bedroom home | Sought after location |
Modern kitchen/diner. | Stylish family bathroom | Off
Road Parking | Enclosed rear garden | Downstairs
cloakroom/Utility room |

DESCRIPTION

Beautifully renovated three-bedroom semi-detached family home situated in a sought-after cul-de-sac in this popular area of Exeter. Finished to a high standard throughout and offering stylish, ready-to-move-into accommodation. Benefits include garage, driveway parking and further potential to extend or convert the loft (STPP), close to Heavitree shops, parks, schools and hospitals.

The property is entered via a welcoming panelled entrance hallway providing access to the principal ground floor rooms and stairs rising to the first floor.

The ground floor offers a bright and comfortable living room, ideal for relaxing and entertaining, together with a beautifully presented kitchen/dining room fitted with a range of modern units and providing an excellent space for everyday family living. There is also a downstairs cloakroom with plumbing for a washing machine, dryer, and Belfast sink, offering practical utility space.

On the first floor there are three well-proportioned bedrooms which would also lend itself well to use as a home office or nursery. These are served by a stylishly appointed family bathroom.



LOCATION

Avondale Road is situated within the popular residential area of Heavitree, a well-established suburb of Exeter known for its excellent range of local amenities and convenient access to the city centre. The nearby Heavitree High Street offers a variety of shops, cafés and everyday conveniences, while Heavitree Pleasure Ground provides attractive green open space and recreational facilities.

The property is also well positioned for access to Royal Devon and Exeter Hospital (Wonford) and a number of well-regarded local schools, making it a popular choice for both families and professionals.

GARDEN & GROUNDS

Outside, the property benefits from an attractive front garden and driveway providing off-road parking and access to the single garage. The rear garden provides a pleasant outdoor space for relaxing, gardening, and entertaining.

AGENT NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold

Council Tax Band: D

Council: Exeter District Council

Parking: Off road parking at property

Garden: Private front & enclosed rear garden

Electricity: Mains

Gas: Mains

Heating: Gas central heating

Water supply: Mains

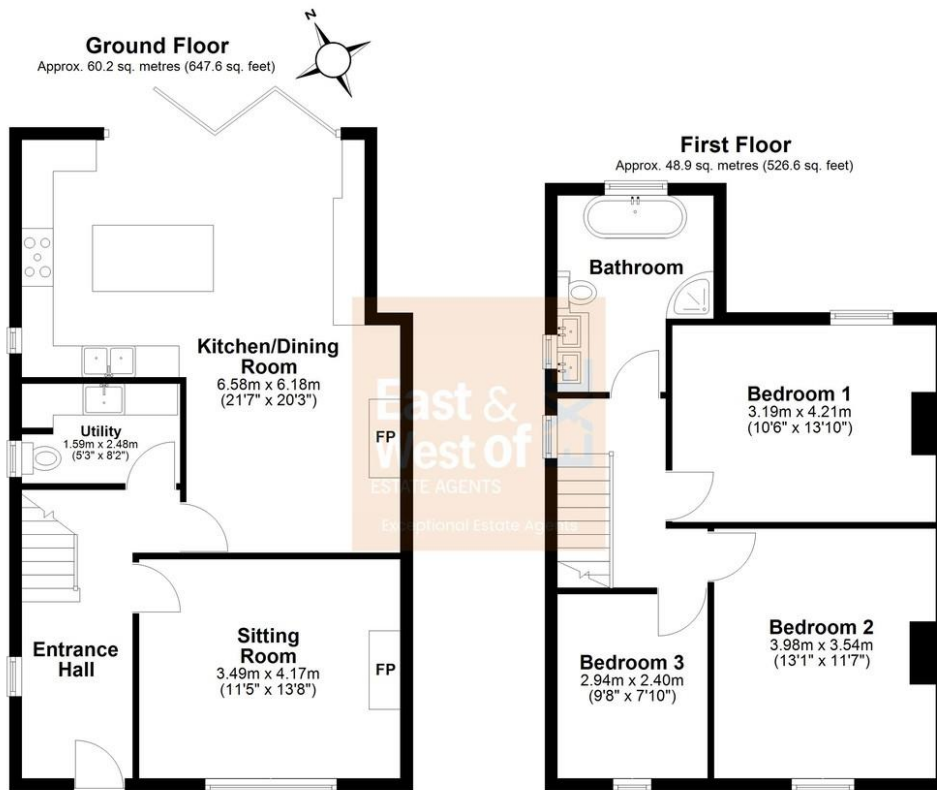
Sewerage: Mains

Broadband: Full Fibre Broadband With 1600 MPS

Download & 115MPS Upload

Mobile Signal: Several networks currently showing as available at the property including... EE & 3





Total area: approx. 109.1 sq. metres (1174.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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