

Connells

Warwick Avenue
Exeter

Warwick Avenue
Exeter EX1 3HA

for sale guide price
£300,000







Property Description

Guide Price £300,000 - £325,000

This well-proportioned three-bedroom semi-detached family home is conveniently located close to the sought-after area close to Heavitree, Exeter, providing excellent access to local amenities, schools, transport links and the city centre.

The accommodation offers versatile living space, including two reception rooms, ideal for both family living and entertaining. The property benefits from well-sized bedrooms and provides plenty of scope for a new owner to make it their own.

Outside, the home enjoys a large enclosed lawned rear garden, perfect for children, pets and outdoor enjoyment. There is also a paved seating area, creating an ideal space for al fresco dining and summer gatherings. To the front, the property benefits from driveway parking.

Being offered to the market with no onward chain, this is a fantastic opportunity for families, first-time buyers, upsizers and investors alike to secure a home in a popular Exeter location.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Double glazed obscured door to front, wall mounted radiator.

Dining Room

Double glazed front aspect window, attachment for a gas fire, wall mounted radiator.

Living Room

Double glazed rear aspect window, fireplace with coal effect fire, attachment for a gas fire, wall mounted radiator.

Kitchen

Double glazed side aspect window, double glazed obscured sealed unit to rear, double glazed door to rear, wall and base units, work surfaces, cupboard housing boiler, 1 1/2 bowl stainless steel sink unit, electric oven and hob with extractor over, plumbing for dish washer and washing machine, wine rack, space for fridge freezer, tiling.

Landing

Double glazed obscured side aspect window, loft access, wall mounted radiator.

Bedroom 1

Double glazed front aspect window, hanging rails and shelving, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, built-in wardrobes, wall mounted radiator.

Bedroom 3

Double glazed front aspect window, built-in cupboard, wall mounted radiator.

Shower Room

Double glazed obscured rear aspect window, double shower cubicle with mains shower, wash hand basin, wall mounted radiator.

Separate WC

Double glazed obscured side aspect window, low level toilet.

Rear Garden

Concrete seating area, outside tap, power, decked area, low level outside toilet, gate to front access, shed, lawned areas, flowers and shrubs, further shed, all enclosed by fencing.







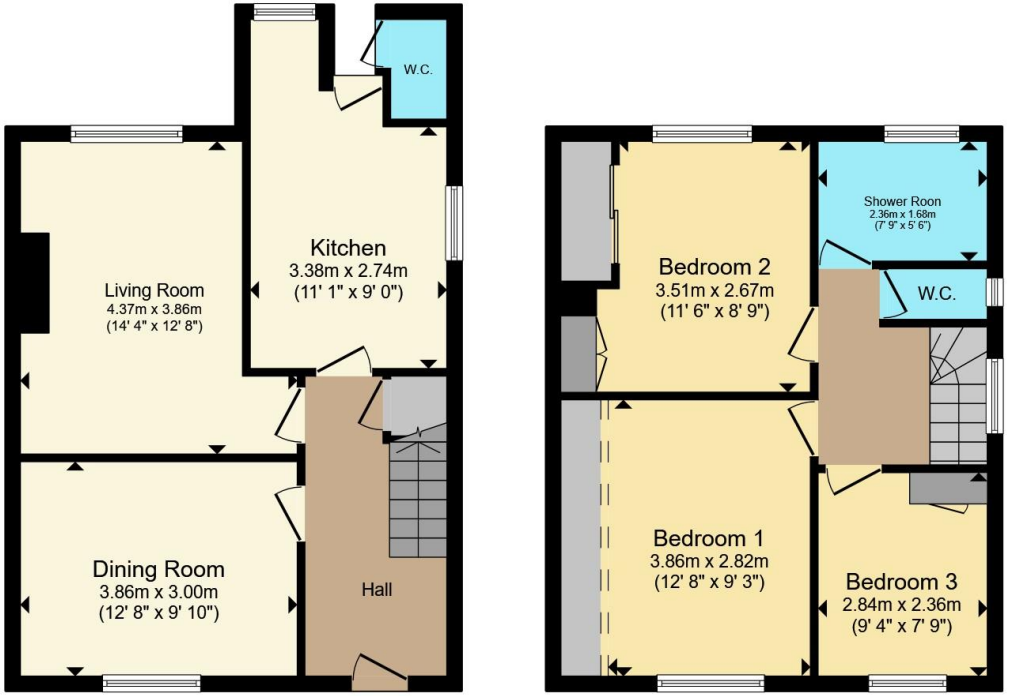












Total floor area 92.4 m² (995 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01392 221 331
E exeter@connells.co.uk

8-9 South Street
EXETER EX1 1DZ

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/EXR318390

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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