



Connells

Whitchurch Avenue
Exeter



Property Description

GUIDE PRICE £375,000 - £400,000

Situated in a tucked away position on Whitchurch Avenue, this well-presented four bedroom semi-detached property enjoys elevated views across Exeter and offers spacious, versatile accommodation ideal for family living.

The ground floor comprises a generous living room, providing a comfortable space for relaxing, along with a kitchen/dining area that is well-suited for everyday living and entertaining. In addition, there is a versatile room which can be used as a fourth bedroom, home office, or additional reception space depending on requirements. The property also benefits from internal access to a large single garage.

Upstairs, there are three further well-proportioned bedrooms and a family bathroom, completing the accommodation.

Externally, the rear garden offers a private and enclosed space, thoughtfully arranged with raised flowerbeds, a patio area, and a dedicated seating space-ideal for enjoying the outdoors. To the front, the property benefits from off-road parking and access to the garage.

Entrance Hall

Under stairs storage.

Living Room

Double glazed front aspect window with great views across Exeter, gas fireplace, wall mounted radiator.

Kitchen/ Diner

L-shaped kitchen with double glazed rear aspect door and windows, door to garage, wall and base units, work surfaces, double oven, gas hob and extractor over and sink unit.

Ground Floor Bedroom 3

Two double glazed rear aspect windows, wardrobe, wall mounted radiator.

Landing

Double glazed side aspect window.

Bedroom 1

Double glazed rear aspect window, fitted cupboard, wall mounted radiator.

Bedroom 2

Double glazed front aspect window with beautiful City views, wall mounted radiator.

Bedroom 4

Double glazed front aspect window, wall mounted radiator.

Bathroom

Double glazed rear aspect window, bath, walk-in electric shower, low level toilet, wash hand basin, wall mounted radiator.

Rear Garden

Very private garden with a patio, lawn and decked area.

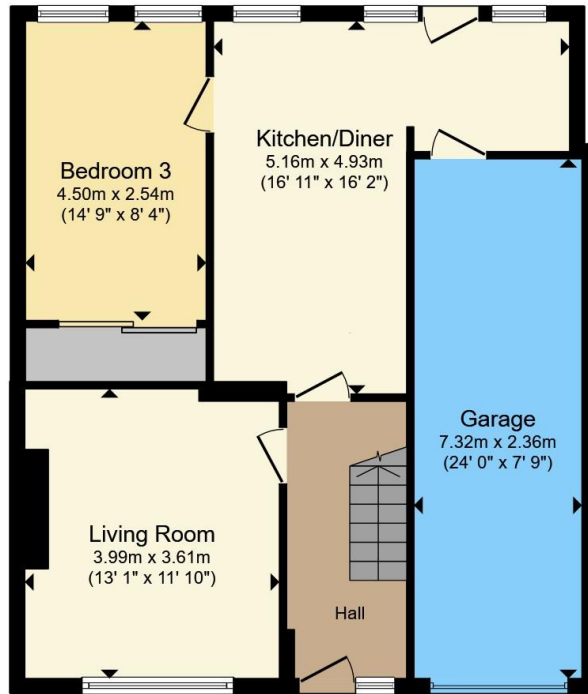
Garage

Double length garage with utility/ workshop space.

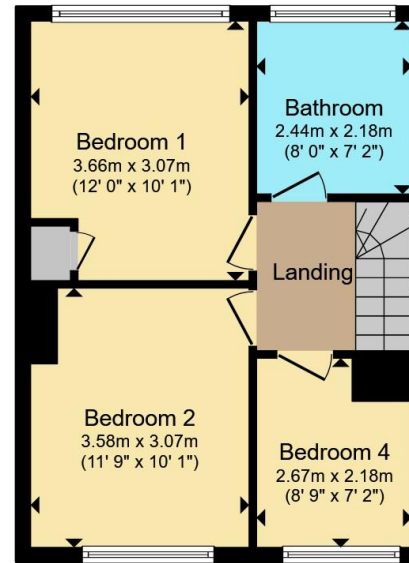








Ground Floor



First Floor

Total floor area 111.8 m² (1,203 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



To view this property please contact Connells on

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8-9 South Street
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EPC Rating: Council Tax
 Awaited Band: D

Tenure: Freehold

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