

Guide Price £725,000



8 Higher Kings Avenue, Exeter, EX4 6JW

- South facing double bay windowed reception rooms
- Fitted kitchen/breakfast room with larder & utility cupboard
- Spacious hallway with cloakroom
- Three additional double bedrooms. Family bathroom
- Garage and driveway parking
- Separate sitting & dining room with wood burner, overlooking the garden
- Downstairs study
- Generous main bedroom with en-suite & fitted wardrobes
- Mature, private south facing gardens

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Occupying a superb tucked away and quiet position, this well proportioned 1930s detached house in lower Pennsylvania is within easy walking distance of Exeter University and the city centre and offers generous accommodation with mature south facing private gardens and character features throughout.



Council Tax Band: F



Set back from the road with mature front gardens creating a good degree of privacy and seclusion, this architecturally appealing property has been a much loved family home for many years and has been well maintained and updated whilst retaining the 1930s character features to create a comfortable and well proportioned home.

A covered entrance porch leads into a spacious bay windowed hallway looking over delightfully mature and private front gardens with a downstairs cloakroom. A separate living room and dining room both feature bay windows which overlook delightfully mature and private south facing gardens and the dining room benefits from a wood burning stove. The fitted kitchen/breakfast room incorporates integrated appliances with a traditional walk in larder/pantry cupboard and utility cupboard.

Upstairs, two principal bedrooms feature south facing bay windows enjoying open views across the city, the Haldon hills and countryside in the distance. There are two further double bedrooms and a family bathroom with spacious landing incorporating airing cupboards.

Outside at the front there are low maintenance gravelled gardens, with mature shrubs and trees with driveway parking and single garage with power and lighting. At the rear a paved patio overlooks lawned gardens, surrounded by attractive mature shrubs and trees to provide privacy with

flower borders and a timber storage shed. A attractive sunny paved side patio adjacent to the kitchen provides an additional entertaining/sitting area.

A replacement gas condensing boiler, solar PV panels and cavity wall insulation were installed in 2022. The property benefits from uPVC double glazed windows throughout.

Note: Under Section 21 of the Estate Agents Act 1979 we confirm the vendor of this property is a relative of an employee of Seddon Estate Agents LLP.

Services: Mains gas, electricity, water & drainage.
Tenure: Freehold
Council Tax: Band F
Local Authority: Exeter City Council

Higher Kings Avenue is a leafy and well regarded residential street in lower Pennyslvania within easy walking distance of the city centre and Exeter University, with regular bus services, primary schools, supermarkets and a doctor's surgery nearby.

Junction 29 of M5 c. 3.5 miles
Tiverton c. 13 miles
Exeter St. David's c. 1.5 miles
Exeter Airport c. 6 miles

Please see the floor plan for the dimensions. The internal photos have been taken with a wide-angle lens to show more of the rooms.

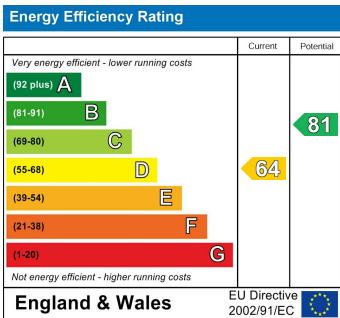


Directions

Viewings

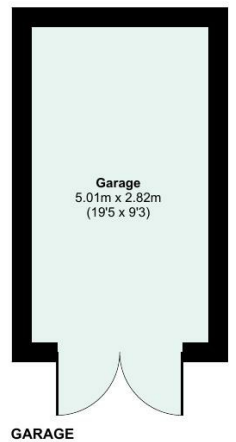
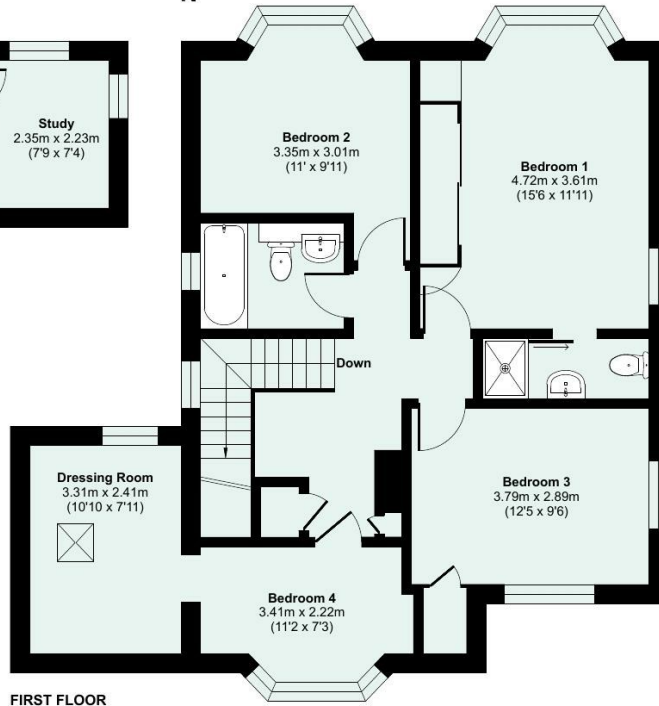
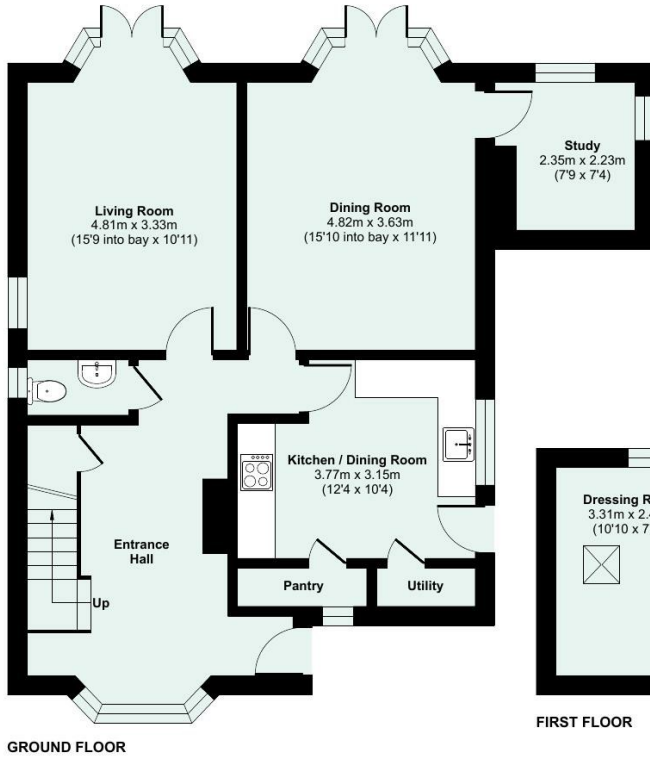
Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:





Approximate Area = 1588 sq ft / 147.5 sq m
Garage = 152 sq ft / 14.1 sq m
Total = 1740 sq ft / 161.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1455094



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