



East of 
ESTATE AGENTS | East & West of 

Bagshot Avenue
Exeter £575,000

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Situated in the sought-after Bagshot Avenue, this spacious four-bedroom semi-detached home offers two reception rooms, two bathrooms, a garage and a south-facing garden. A superb family home close to local amenities, schools and transport links.

1930s Semi detached | Four Bedrooms | Bedroom two with En-suite | Sitting Room | Modern Kitchen/Family Room | Solar Panels | Modern Family Bathroom | Downstairs Cloak Room | Delightful South Facing Rear Garden | Garage

DESCRIPTION

Situated in the highly sought-after area of Bagshot Avenue, this spacious four-bedroom semi-detached home offers two reception rooms, two bathrooms, a garage and a beautiful south-facing garden. A fantastic family home in a popular residential location close to local amenities, schools and transport links.

The property welcomes you with a generous entrance hallway leading to two well-proportioned reception rooms, ideal for both everyday living and entertaining. The main living room is bright and inviting, while the kitchen/family room provides a versatile space with views over the rear garden.

Upstairs, there are four well-sized bedrooms, perfect for growing families. The principal bedroom enjoys plenty of natural light, while bedroom two benefits from a modern ensuite, alongside a family bathroom serving the remaining rooms.

Outside, the south-facing garden offers a private and sunny space, ideal for relaxing or entertaining. A garage with power provides additional storage.

A superb opportunity to acquire a spacious family home in one of Exeter's most desirable residential areas.



LOCATION

The property is situated in a popular residential address in Exeter, well-regarded for its family-friendly environment and convenient access to local amenities. Residents benefit from easy access to well-regarded primary schools, as well as two prominent hospitals in the vicinity. The delightful shopping parade of Magdalene Street, with its charming boutiques and cafes, is within easy walking distance as is the vibrant city centre itself.

Exeter city centre is easily accessible, offering a wide selection of shopping, dining and cultural attractions, while excellent transport links, including the M5, A30 and local rail connections, make this an ideal location for commuters. The nearby green spaces and riverside walks further enhance the appeal of this well-connected yet pleasant setting.

AGENTS NOTES

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

Tenure: Freehold

Council Tax Band: D

Council: Exeter City Council

Parking: Permit Parking

Garden: Rear Garden

Electricity: Mains

Gas: Mains

Heating: Gas central heating

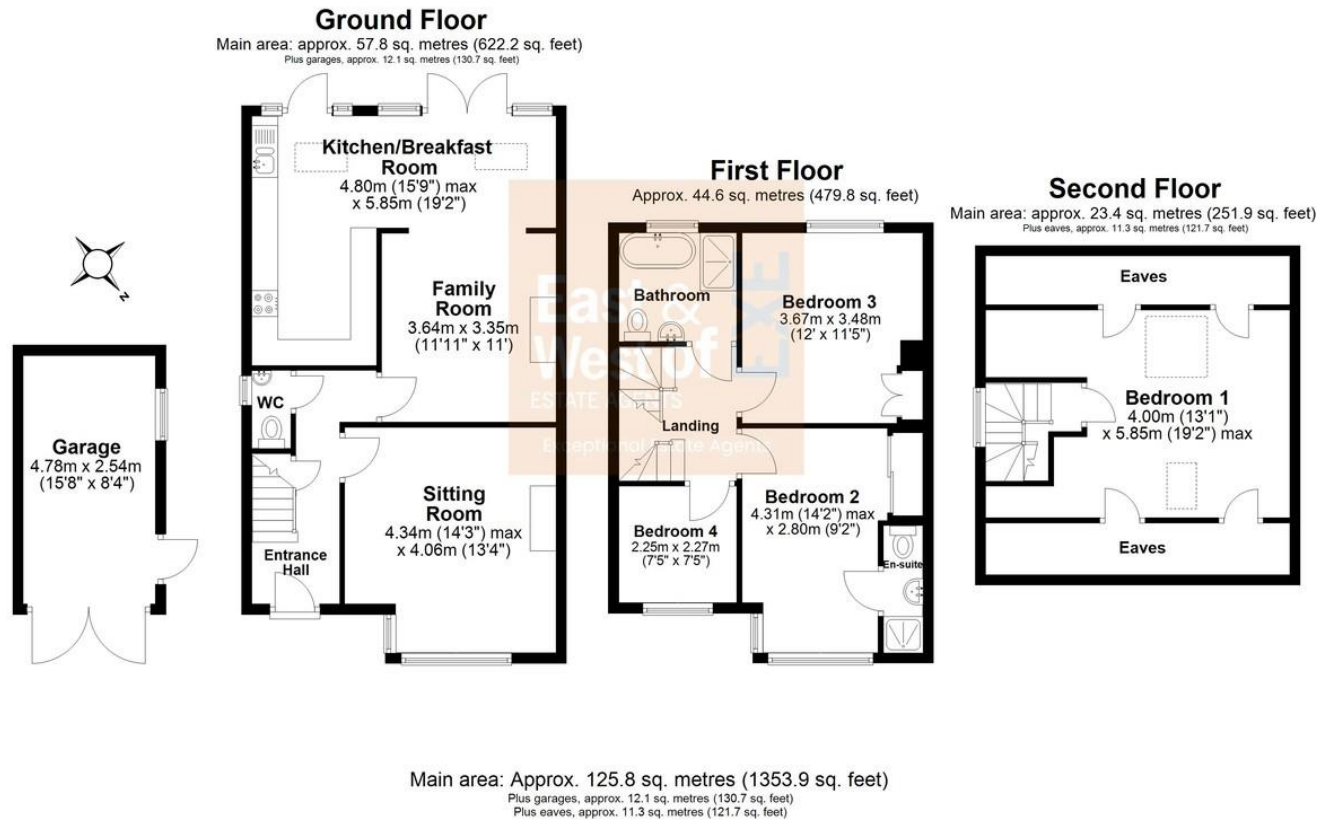
Water supply: Mains

Sewerage: Public

Broadband: Full Fibre Broadband is available with up to 1600mbps download and 115mbps up load

Mobile Signal: Several networks currently showing as available at the property including Three and Vodafone





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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