

Whitchurch Avenue, EX2

MOVELI





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A three bedroom house in need of modernisation throughout, situated in an elevated position in a popular residential area in Broadfields. The property has an open plan living area, kitchen, garage and garden. There is no onward chain.

- A semi-detached house in need of complete modernisation
- Excellent potential to improve
- Three bedrooms
- Open plan living/dining room
- Kitchen & bathroom
- Garage and off-street parking
- Situated in the popular area of Broadfields
- Fantastic panoramic views
- No onward chain

This semi detached house is ideal for anyone looking for a renovation project in a popular residential area of Exeter. The property is in need of modernisation throughout but represents an excellent opportunity to improve and add value.

The property sits in an elevated plot with superb views across the city towards the RD&E Hospital. There is a nearby primary school and a local shop as well as easy access to Pynes Hill business park.

On the ground floor there is an entrance hall with a door into the hall. The open plan living space has a sitting area and dining area, with windows at either end of the room. The kitchen is fitted with wall and base units and has a window and door to the rear garden. ►



- ▶ On the first floor there are three bedrooms, bedroom one is a double room with a window to the front giving fantastic panoramic views. Bedroom two is another double room with a window to the rear overlooking the garden. Bedroom three is a single room with a window to the front giving more lovely views. Lastly, the bathroom is fitted with a bath, W.C and wash hand basin, there is an opaque window to the rear.

Externally, there is a front garden with driveway leading to the garage. The rear garden is split into two lawned areas with a storage shed at the top.





LOCATION

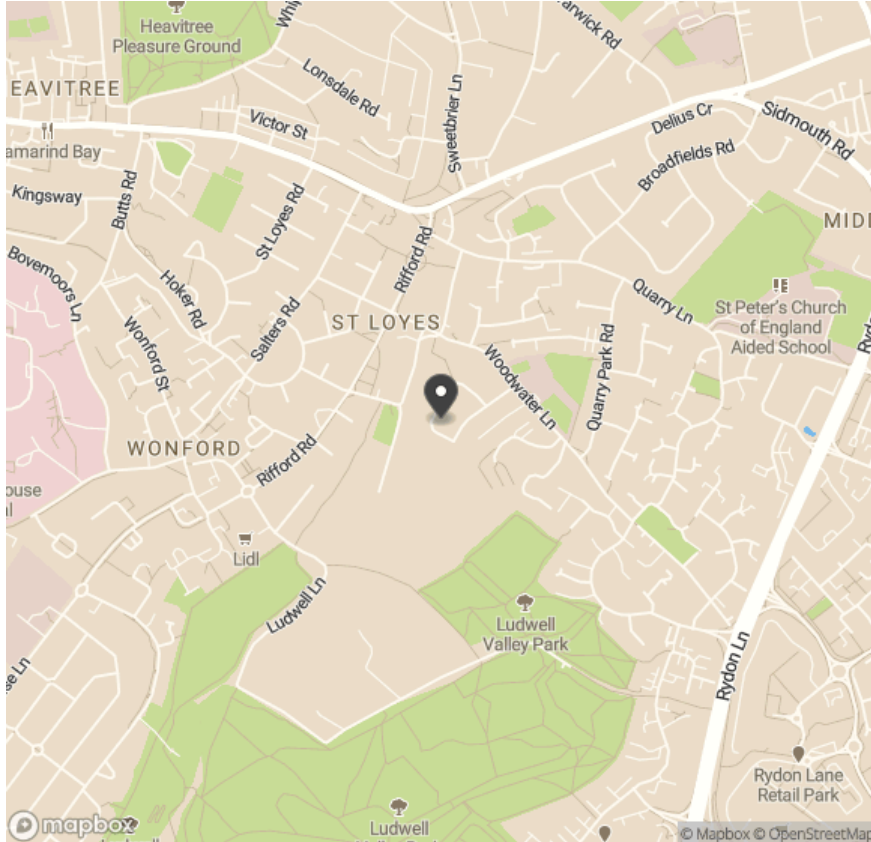


Property location

ENERGY PERFORMANCE CERTIFICATE (EPC)

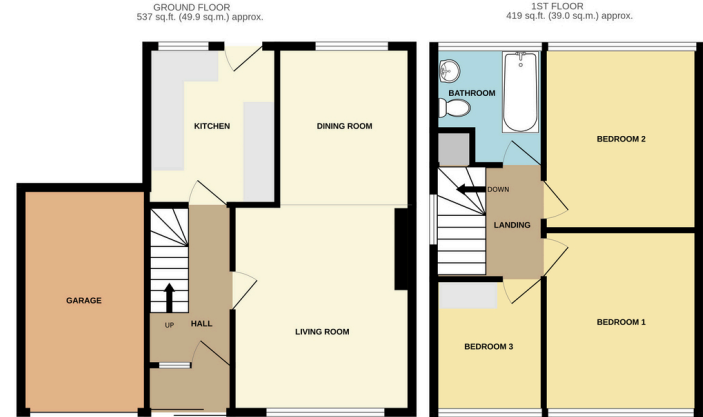
Current: **39**

Potential: **81**



FLOOR PLAN

956 sq ft (88 sq m)



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