

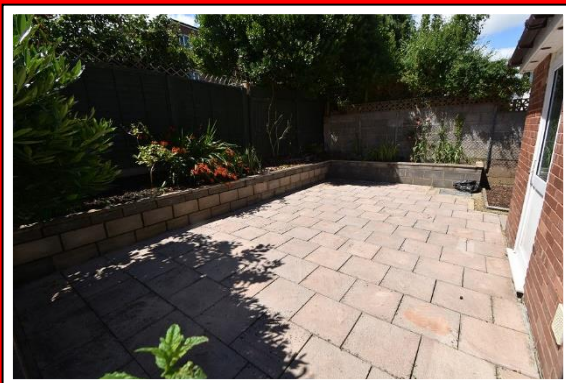


**30 LOWER AVENUE  
HEAVITREE  
EXETER  
EX1 2PR**

PROOF COPY



**OFFERS IN EXCESS OF £425,000 FREEHOLD**



**A rare opportunity to acquire a deceptively spacious extended four bedroom semi detached family home situated within a highly sought after residential location providing good access to local amenities, popular schools and Heavitree park. Well proportioned living accommodation. Four bedrooms. Ensuite shower room to master bedroom. Family bathroom. Sitting room. Dining room extending to family room. Kitchen. Double width private driveway. Garage. Enclosed rear garden enjoying a westerly aspect. A great family home. No chain. Viewing highly recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Part obscure uPVC double glazed front door leads to:

### **RECEPTION HALL**

A spacious hallway. Radiator. Telephone point. Smoke alarm. Stairs rising to first floor. Thermostat control panel. Understair storage cupboard with double power point, electric light and also housing electric meter and consumer unit. Exposed wood door leads to:

### **SITTING ROOM**

13'8" (4.17m) into bay x 11'2" (3.40m) into recess. Radiator. Contemporary wall mounted living flame effect electric fire. Television aerial point. uPVC double glazed bay window to front aspect.

From reception hall, exposed wood door leads to:

### **DINING ROOM**

11'10" (3.61m) x 9'6" (2.90m). Marble effect fireplace with inset living flame effect electric fire, wood surround and mantel over. Large feature archway opens to:

### **FAMILY ROOM**

10'0" (3.05m) x 8'8" (2.64m). A room to provide a number of uses. Laminate wood effect flooring. Double glazed sliding patio door providing access and outlook to rear garden.

From reception hall, exposed wood door leads to:

### **KITCHEN**

19'6" (5.94m) x 7'4" (2.54m). Fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with decorative tiled splashbacks. 1½ bowl sink unit with single drainer and mixer tap. Fitted double oven/grill. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Space for tumble dryer. Space for fridge and separate freezer. Further appliance space. Laminate tile effect flooring. Two uPVC double glazed windows to side aspect. Part obscure uPVC double glazed door provides access to rear garden.

### **FIRST FLOOR HALF LANDING**

Exposed wood door leads to:

### **BEDROOM 1**

13'0" (3.96m) maximum into door recess reducing to 9'0" (2.74m) x 9'6" (2.90m) into wardrobe space. Range of built in bedroom furniture to one wall consisting of two double wardrobes with drawers beneath, dressing table with three drawer pedestal and display shelving over. Radiator. Laminate wood effect flooring. uPVC double glazed window to front aspect with pleasant outlook over neighbouring area. Feature archway opens to:

### **ENSUITE SHOWER ROOM**

Comprising good size tiled shower enclosure with fitted electric shower unit. Low level WC. Laminate wood effect flooring. Electric wall heater. Obscure uPVC double glazed window to rear aspect.

### **FIRST FLOOR FULL LANDING**

Access to roof space. Exposed wood door leads to:

### **BEDROOM 2**

12'0" (3.66m) x 9'8" (2.95m). Radiator. uPVC double glazed window to front aspect with pleasant outlook over neighbouring area.

From first floor landing, exposed wood door leads to:

### **BEDROOM 3**

11'10" (3.61m) x 11'0" (3.35m) into wardrobe space. Range of built in wardrobes to one wall providing hanging and shelving space also housing boiler serving central heating and hot water supply. Radiator. uPVC double glazed window to rear aspect.

From reception hall, exposed wood door leads to:

### **BEDROOM 4**

8'10" (2.69m) maximum x 7'2" (2.18m). Radiator. uPVC double glazed window to front aspect with pleasant outlook over neighbouring area.

From reception hall, exposed wood door leads to:

### **BATHROOM**

A matching suite comprising Jacuzzi style curved panelled corner bath with electric shower unit over. Wash hand basin. WC. Part tiled walls. Radiator. Extractor fan. Obscure uPVC double glazed window to side aspect.

### **OUTSIDE**

To the front of the property is a raised area of garden mostly laid to decorative stone chippings for ease of maintenance. Attractive double width resin driveway providing parking for two vehicles. Access to front door with courtesy light.

### **GARAGE**

16'2" (4.93m) x 9'8" (2.95m). A good size garage with up and over door providing vehicle access. Power and light. Gas meter. uPVC double glazed window to rear aspect. uPVC double glazed door provides access to the rear garden.

The rear garden enjoys a westerly aspect and is mostly laid to paving for ease of maintenance with raised flower/shrub beds. To the side elevation is a further area of garden ideal for vegetable/soft fruit growing etc. Outside light and external power points. The rear garden enjoys a high degree of privacy and is enclosed to all sides.

### **TENURE**

Freehold

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, Three, O2 and Vodafone voice & data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data likely

Broadband: Standard, Superfast & Ultrafast available.  
Flood Risk: River & sea – Very low risk, Surface water – Low risk  
Mining: No risk from mining  
Council Tax: Band D

#### DIRECTIONS

Proceeding out of Exeter down Heavitree Fore Street at the traffic light junction turn left into North Street, just before it connect to South Lawn Terrace bear left onto Goldsmith Street which then connects to Ladysmith Road. Continue along and take the left hand turning into Lower Avenue. Continue to the top of the cul-de-sac and the property will be found.

#### VIEWING

Strictly by appointment with the Vendors Agents.

#### AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more checks on the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

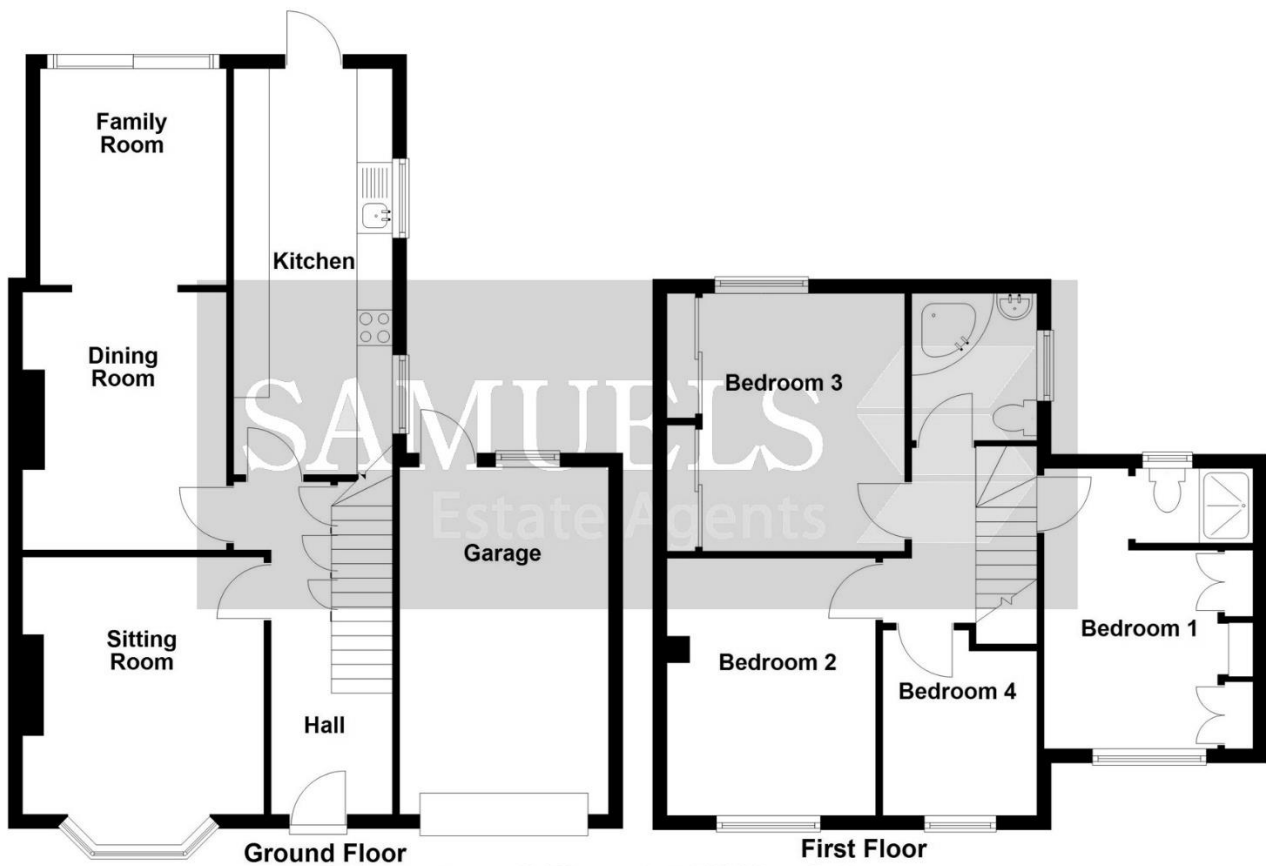
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

#### AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

#### REFERENCE

CDER/0724/8691/AV



Total area: approx. 119.7 sq. metres (1288.0 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		