



**25 LOWER KINGS AVENUE
LOWER PENNSYLVANIA
EXETER
EX4 6JT**

PROOF COPY



GUIDE PRICE £425,000 FREEHOLD



A substantial bay fronted 1930's style semi detached family home occupying a highly desirable residential location convenient to local amenities, university and Exeter city centre. Presented in good decorative order throughout. Three good size bedrooms. First floor modern bathroom. Reception hall. Ground floor cloakroom. Spacious sitting room. Separate dining room. Kitchen/breakfast room. Rear lobby. Utility. Private driveway providing ample parking. EV charging point. Delightful enclosed rear garden enjoying a high degree of privacy. A lovely family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

uPVC double glazed double opening doors lead to:

PORCH

uPVC double glazed windows to both front and side aspects. Part obscure glass panelled wooden front door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Cloak hanging space. Door to:

CLOAKROOM

Comprising low level WC. Wall hung wash hand basin with tiled splashback. Radiator. Shaver point. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

SITTING ROOM

14'8" (4.47m) into bay x 11'8" (3.56m). A light and spacious room. Limestone effect fireplace with raised hearth, fireplace recess and mantel over. Two radiators. Television aerial point. Picture rail. uPVC double glazed window to side aspect. Large uPVC double glazed bay window to front aspect. Double sliding doors leads to:

DINING ROOM

11'10" (3.61m) x 10'6" (3.20m). Radiator. Telephone point. Picture rail. uPVC double glazed window to front aspect. Door to kitchen/breakfast room.

From reception hall, door to:

KITCHEN/BREAKFAST ROOM

12'4" (3.76m) x 8'10" (2.69m). Fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces, incorporating breakfast bar, with tiled splashback. 1½ bowl sink unit with single drainer and mixer tap. Fitted oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for slimline dishwasher. Space for fridge. Radiator. Two uPVC double glazed windows to rear aspect with outlook over rear garden. Door to dining room. Door to:

REAR LOBBY

Space for upright fridge freezer. uPVC double glazed window and door providing access and outlook to rear garden. Door leads to:

UTILITY

Power and light. Plumbing and space for washing machine. Electric consumer unit. Electric and gas meters. uPVC double glazed window to rear aspect with outlook over rear garden.

FIRST FLOOR LANDING

Radiator. Smoke alarm. Airing/linen cupboard housing boiler serving central heating and hot water supply. Radiator. uPVC double glazed window to rear and side aspects. Door to:

BEDROOM 1

12'0" (3.66m) x 11'8" (3.56m) maximum into wardrobe space. Range of built in wardrobes comprising hanging and shelving space with overhead storage cupboards. Picture rail. Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

BEDROOM 2

11'10" (3.61m) x 10'6" (3.20m). Radiator. Picture rail. uPVC double glazed window to front aspect again with outlook over neighbouring area and beyond.

From first floor landing, door to:

BEDROOM 3

9'0" (2.74m) x 8'2" (2.49m) maximum. Radiator. Picture rail. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

7'8" (2.30m) x 5'8" (1.73m). A matching white suite comprising panelled bath with modern style mixer tap, fitted electric shower unit over, glass shower screen and tiled splashback. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Part tiled walls. Heated ladder towel rail. Shaver point. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a delightful garden laid to lawn with surrounding shrub beds stocked with a variety of maturing shrubs, plants, trees and natural hedgerow. Retaining wall with raised patio. To the right side elevation is a large well stocked shrub bed with a variety of maturing shrubs, plants, bushes and trees. A dividing pathway provides parking for approximately two/three vehicles with access to the front door. By the front door there is an EV charging point. A side gate leads to the rear garden which enjoys a high degree of privacy whilst consisting of a concrete patio with water tap. Small retaining wall with dividing steps lead to a neat shaped area of lawn and raised paved patio with timber shed. The rear garden is enclosed to all sides and well stocked with a variety of maturing shrubs, plants bushes and trees including one apple tree, one pear tree and one cherry tree.

**TENURE
FREEHOLD**

DIRECTIONS

From Samuels Estate Agents' Longbrook Street office continue down the road and at the mini roundabout continue straight ahead up into Pennsylvania Road. At the traffic light crossroad junction again continue straight ahead taking the second right into Higher Kings Avenue, first right into Maryfield Road then first left into Lower Kings Avenue. The property in question will be found approximately half way along on the left hand side.

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 check into 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 surveyor's 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.

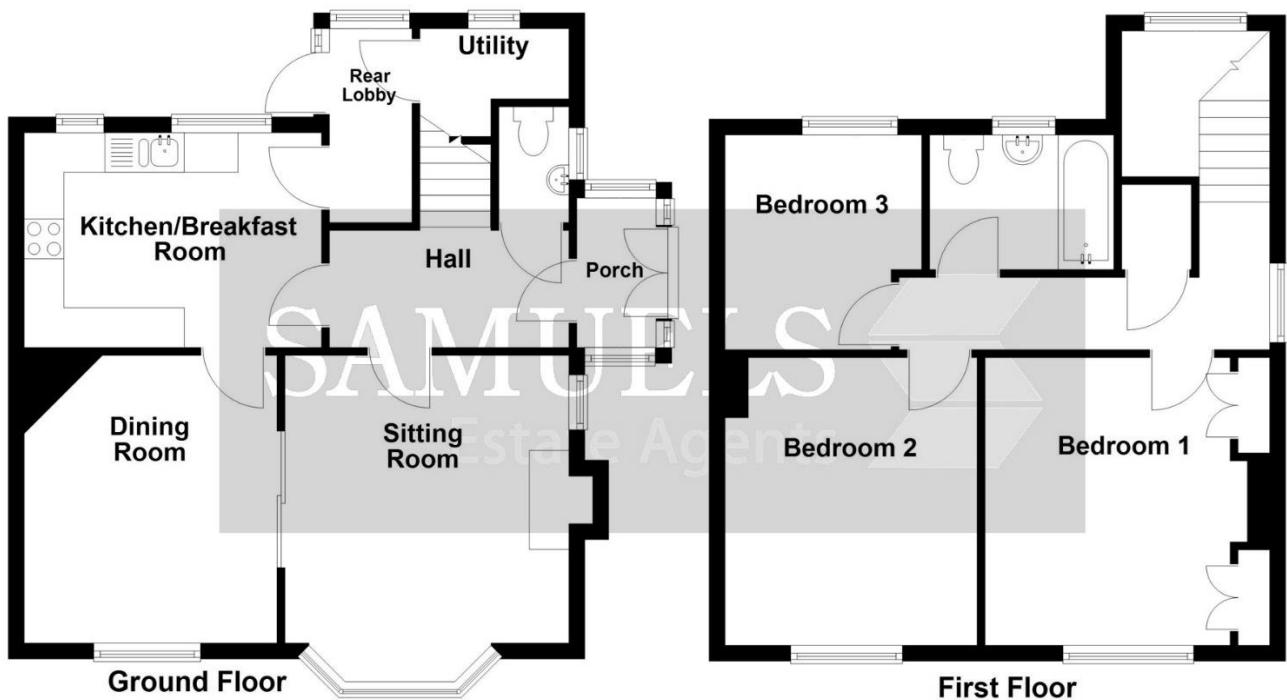
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1023/8513/AV



Total area: approx. 97.2 sq. metres (1046.5 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		