



**45 EAST AVENUE
HEAVITREE
EXETER
EX1 2DX**



GUIDE PRICE £425,000 FREEHOLD



A rare opportunity to acquire a beautifully presented period property occupying a fabulous position with delightful enclosed garden, garage and car port. Three bedrooms. Reception hall. Sitting room with wood burning stove. Traditional modern kitchen/dining room. Two first floor double bedrooms. First floor modern bathroom. Ground floor reception room/bedroom three. Gas central heating. uPVC double glazing. Private driveway. Garage/workshop with scope for conversion to a studio/annexe (subject to necessary consents). Highly sought after residential location convenient to local amenities and Exeter city centre. A must see property. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

uPVC double glazed front door leads to:

ENCLOSED ENTRANCE PORCH

Tiled floor. uPVC double glazed windows to both front and side aspects with pleasant outlook over garden. Courtesy light. Obscure glass panelled front door leads to:

RECEPTION HALL

Engineered oak wood flooring. Radiator. Stairs rising to first floor. Smoke alarm. Deep walk in understair storage cupboard with cloak hanging space and electric light. Glass panelled door leads to:

SITTING ROOM

13'8" (4.17m) (average measurement) x 11'2" (3.40m). A light and spacious room. Radiator. Television aerial point. Exposed brick fireplace with tiled hearth and inset wood burning stove. Original coved ceiling. Telephone point. uPVC double glazed window to front aspect with pleasant outlook over garden. Door leads to:

BEDROOM 3

13'10" (4.22m) (average measurement) x 7'4" (2.54m). A room to provide a number of uses but currently used as a bedroom. Radiator. Double glazed Velux window to part sloped ceiling. uPVC double glazed window to front aspect.

From reception hall, glass panelled door leads to:

KITCHEN/DINING ROOM

12'8" (3.86m) (average measurement) x 11'5" (3.48m) maximum into recess. A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Single drainer sink unit with modern style mixer tap. Work surfaces with tiled splashback. Space for range cooker with filter/extractor hood over. Plumbing and space for washing machine. Plumbing and space for dishwasher. Space for table and chairs. Engineered oak wood flooring. Space for upright fridge freezer. Wall mounted boiler serving central heating and hot water supply. Radiator. uPVC double glazed window to front aspect with outlook over garden. Door to:

WALK IN PANTRY

5'10" (1.78m) x 3'4" (1.02m). With electric light.

FIRST FLOOR LANDING

Access to boarded roof space. Smoke alarm. Door to:

BEDROOM 1

14'0" (4.27m) (average measurement) x 11'2" (3.40m). Again a characterful room with part exposed brick chimney breast with fireplace. Radiator. Access to boarded roof space. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect with outlook over garden.

From first floor landing, door to:

BEDROOM 2

12'5" (3.78m) (average measurement) x 10'8" (3.25m). Ornate fireplace with wood surround and mantel over. Radiator. uPVC double glazed window to front aspect with outlook over garden.

From first floor landing, door to:

BATHROOM

8'5" (2.57m) maximum x 7'8" (2.30m) maximum. A matching white suite comprising panelled bath with tiled splashback, fitted mains shower unit over and glass shower screen. Wash hand basin with decorative tiled splashback. Low level WC. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to front aspect.

OUTSIDE

The property is approached via a timber gate leading to an attractive paved patio/pathway with access to front door. The garden is a particular feature of the property consisting of a good size neat shaped area of level lawn with well stocked shrub bed with a variety of shrubs, plants and maturing hedgerow. To the lower end of the garden is a good size gravelled and paved patio, with four outside lights, which enjoys the late afternoon sun. To the right side of the garden is a private parking area in turn providing access to car port providing further parking and in turn providing access to:

LARGE TIMBER GARAGE/WORKSHOP

21'0" (6.40m) (approximate measurement) x 10'0" (3.05m) (approximate measurement). With double opening doors providing vehicle access. Side courtesy door to garden. Power and light. Double opening concertina doors open to garden.

The car port and garage offer great scope for conversion (if required), subject to the necessary consents. Our client has had plans drawn up with a view to converting into a one bedroom studio annexe.

TENURE FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data can be found on the Ofcom website

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

DIRECTIONS

From Sidwell Street roundabout take the turning into Blackboy Road and continue to the traffic light junction and take the right hand turning into Polsloe Road. Proceed along taking the 3rd left into North Avenue and continue to the bottom of this road turning left into East Avenue where the property in question will be found.

VIEWING

Strictly by appointment with the Vendors Agents.

SAMUELS ESTATE AGENTS, 38 LONGBROOK STREET, EXETER, EX4 6AE

TELEPHONE 01392 494999 : EMAIL: info@samuelsagents.co.uk

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.

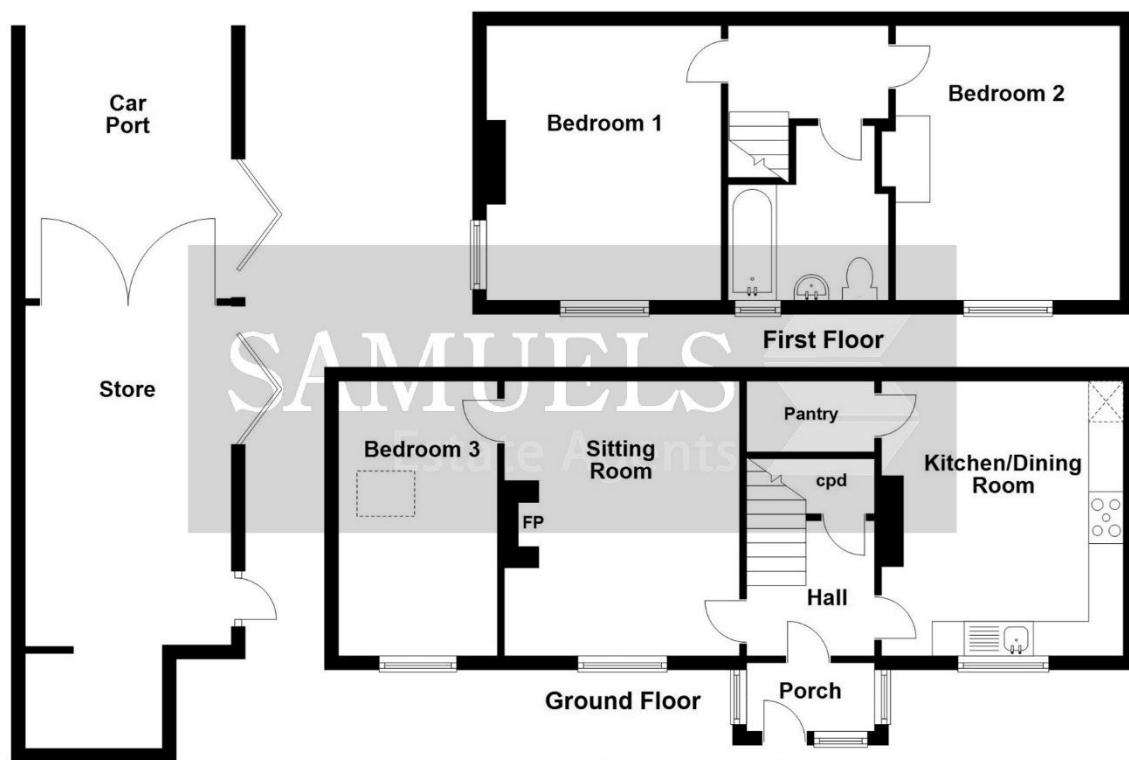
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0725/AV



Total area: approx. 83.5 sq. metres (899.1 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		