



**21 MADISON AVENUE
HEAVITREE
EXETER
EX1 3AH**



£400,000 FREEHOLD



An opportunity to acquire a well maintained 1930's style semi detached family home situated within this highly sought after residential cul-de-sac location providing good access to local amenities, popular schools and Heavitree park. Three bedrooms. First floor refitted modern shower room. Reception hall. Sitting room. Separate dining room. Conservatory. Kitchen. Rear lobby with cloakroom and walk-in pantry. Gas central heating. uPVC double glazing. Shared driveway leading to private drive/car hardstanding. Delightful enclosed level rear garden. A great family home. No chain. Viewing highly recommended.



Obscure glass panelled door, with matching side panels, leads to:

RECEPTION HALL

Stairs rising to first floor. Radiator. Cloak hanging space. Smoke alarm. Thermostat control panel. Understair storage cupboard housing electric meter and consumer unit. Obscure glass panelled door leads to:

SITTING ROOM

13'6" (4.11m) into bay x 12'4" (3.76m). A light and spacious room. Fireplace recess. Radiator. Television aerial point. uPVC double glazed bay window to front aspect.

From reception hall, obscure glass panelled door leads to:

DINING ROOM

11'4" (3.45m) x 10'6" (3.20m) into recess. Radiator. Fireplace recess. Two wall light points. uPVC double glazed sliding patio door providing access to:

CONSERVATORY

10'0" (3.05m) x 7'6" (2.29m). Power and light. uPVC double glazed sliding patio door providing access and outlook to rear garden.

From reception hall, obscure glass panelled door leads to:

KITCHEN

11'0" (3.35m) x 7'8" (2.30m). Fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with mixer tap. Space for electric cooker. Plumbing and space for washing machine. Space for upright fridge freezer. Electric wall heater. Larder cupboard with fitted shelving. Two Obscure uPVC double glazed windows to side aspect. Obscure glass panelled door leads to:

REAR LOBBY

Obscure glazed door provides access to rear garden. Door to:

WALK IN CUPBOARD/PANTRY

With power and light. Fitted shelving. Appliance space.

From rear lobby, door to:

CLOAKROOM

Low level WC. Wall mounted boiler serving central heating and hot water supply. Obscure uPVC double glazed window to side aspect.

FIRST FLOOR LANDING

Smoke alarm. uPVC double glazed window to side aspect. Access, via pull down aluminium ladder, to insulated roof space with electric light. Door to:

BEDROOM 1

14'2" (4.32m) into bay x 11'4" (3.45m) into wardrobe space. Radiator. Two built in wardrobes. Range of overhead storage cupboards. uPVC double glazed bay window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'4" (3.45m) x 11'4" (3.45m) into wardrobe space. Radiator. Double width airing cupboard housing lagged hot water cylinder and fitted shelving over. Built in wardrobe. Fitted shelving. Overhead storage cupboards. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

8'10" (2.69m) excluding wardrobe space x 7'0" (2.13m). Radiator. Deep built in cupboard/wardrobe. uPVC double glazed window to front aspect.

From first floor landing, door to:

SHOWER ROOM

6'10" (2.08m) x 5'10" (1.78m). A refitted matching white suite comprising good size quadrant tiled shower enclosure with fitted electric shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Radiator. Fitted mirror. Electric wall heater. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a small walled area of garden laid to paving and neat mature hedgerow. Pathway leads to front door with courtesy light. To the left side elevation is a shared driveway in turn providing access to private driveway with comfortable parking for one vehicle in turn providing access to

SINGLE GARAGE

16'8" (5.08m) x 8'4" (2.54m). Fitted work bench. Up and over door providing vehicle access.

From the driveway a side gate leads to the rear garden, which is a particular feature of the property, consisting of a paved patio. Neat shaped area of level lawn. Side shrub beds well stocked with a variety of maturing shrubs, plants and trees. Dividing pathway leads to the lower end of the garden where two further paved patio areas can be found. The rear garden is enclosed to all sides.

TENURE FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick
Mains: - Water, drainage, electric, gas
Heating: Gas central heating



Council Tax: Band D (Exeter)

DIRECTIONS

Proceeding out of Exeter down Heavitree Fore Street continue down passing the parade of shops and petrol filling station and at the next set of traffic lights turn left into Whipton Lane and continue down. At the mini roundabout take the 1st exit left into Sweetbrier Lane then 2nd right into Madison Avenue continue down to the bottom end of the cul-de-sac and the property in question will be found 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.

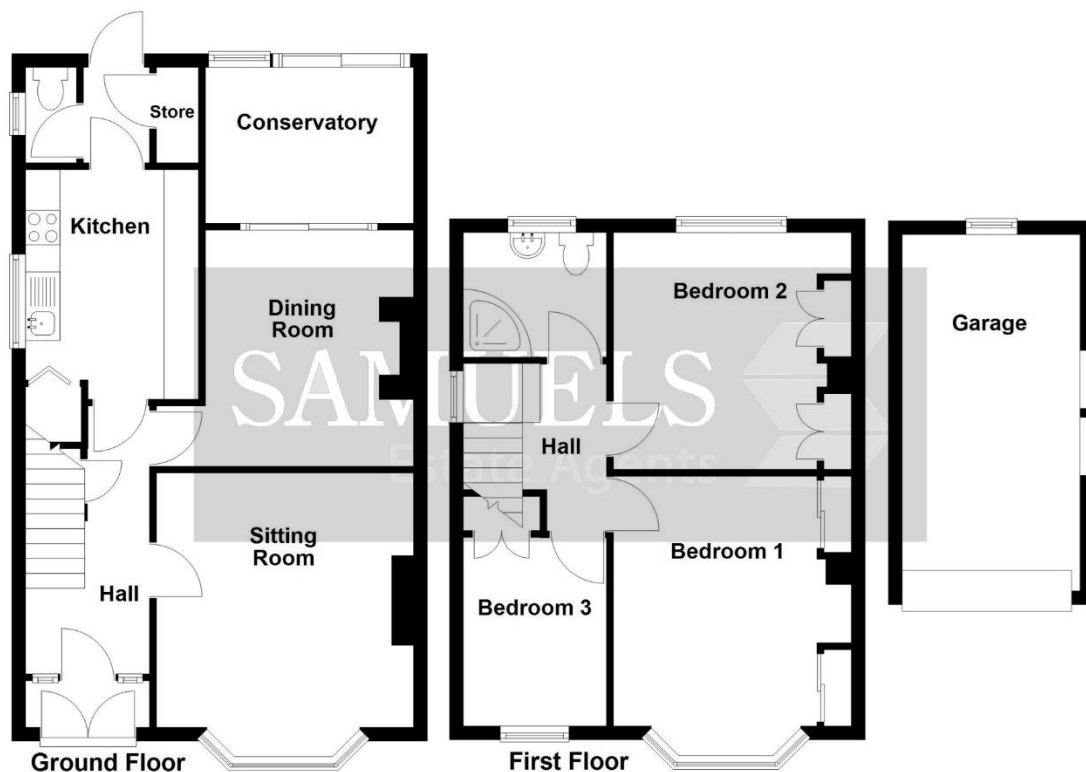
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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.

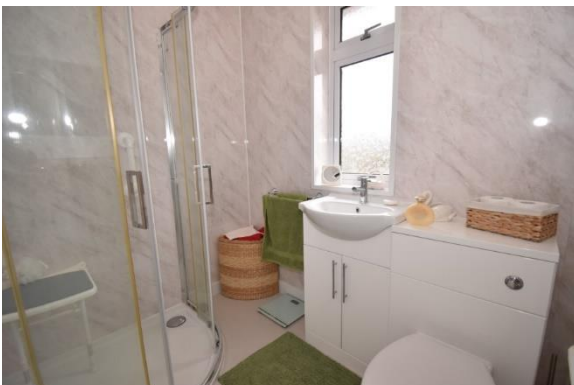
REFERENCE

CDER/0225/8856/AV



Total area: approx. 108.8 sq. metres (1170.7 sq. feet)

Floor plan for illustration purposes only – not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |