



**32 LOWER KINGS AVENUE
EXETER
DEVON
EX4 6JT**

PROOF COPY



£475,000 FREEHOLD



Attractive and well proportioned semi detached family home occupying a highly desirable residential location providing good access to local amenities, Exeter city centre and university. Much improved and modernised over recent years whilst presented in superb decorative order throughout. Three double bedrooms. Ensuite shower room to master bedroom. Modern family bathroom. Reception hall. Spacious sitting room. Fabulous open plan modern kitchen/dining/family room. Gas central heating. uPVC double glazing. Attractive private driveway. Garage. Good size enclosed rear garden enjoying southerly aspect. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive composite front door, with inset double glazed panels, leads to:

RECEPTION HALL

Attractive bamboo flooring. Stairs rising to first floor. Radiator. Cloak hanging space. Smoke alarm. Large uPVC double glazed window to front aspect. Oak wood door leads to deep understair storage cupboard. Oak wood door leads to:

SITTING ROOM

14'10" (4.52m) x 10'8" (3.25m). Radiator. Television aerial point. Telephone point. Fitted shelving into alcoves. Double glazed sliding patio door providing access and outlook to rear garden.

From reception hall, oak wood door leads to:

KITCHEN/DINING/FAMILY ROOM

24'10" (7.57m) x 11'10" (3.61m) maximum reducing to 8'2" (2.49m) dining/family room end. A fabulous light and spacious room fitted with a range of quality matching base, drawer and eye level cupboards. Bamboo work surfaces with matching splashback. Space for range cooker with glass splashback and filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Plumbing and space for washing machine. Plumbing and space for dishwasher. Recess for upright fridge freezer. Wine rack. Pull out larder cupboard. Radiator. Inset LED spotlights to ceiling. Bamboo wood flooring. Large uPVC double glazed window to front aspect. Obscure uPVC double glazed window to side aspect. Open plan to:

Dining/family area – Feature vertical radiator. Inset LED spotlights to ceiling. Bamboo wood flooring. uPVC double glazed window to side aspect. Part obscure uPVC double glazed door provides access to side elevation. uPVC double glazed double opening doors providing access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Linen cupboard with fitted shelving also housing boiler serving central heating and hot water supply. Access to roof space. Airing cupboard with electric bar heater. Oak wood door leads to:

BEDROOM 1

12'0" (3.66m) x 10'4" (3.15m). Radiator. uPVC double glazed window to front aspect. Oak wood door leads to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising good size tiled shower enclosure with fitted electric shower unit. Wash hand basin with modern style mixer tap. Low level WC. Decorative tiled wall surround with inset mirror. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to side aspect.

From first floor landing, oak wood door leads to:

BEDROOM 2

10'8" (3.25m) x 9'6" (2.90m). Radiator. Fitted shelving. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and countryside beyond.

From first floor landing, oak wood door leads to:

BEDROOM 3

10'8" (3.25m) x 8'2" (2.49m). Radiator. Fitted shelving. uPVC double glazed window to rear aspect again with outlook over rear garden, neighbouring area and countryside beyond.

From first floor landing, oak wood door leads to:

BATHROOM

A refitted modern matching white suite comprising 'P' shaped panelled bath with modern style mixer tap, fitted main shower unit over and folding glass shower screen. Low level WC. Wash hand basin with modern style mixer tap. Tiled wall surround. Inset mirror. Overhead storage cupboards. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

Directly to the front of the property is an attractive double width private driveway providing parking for approximately two vehicles. Inset shrub beds. Access to front door. To the left side elevation are timber double opening gates leading to additional driveway with outside light and water tap in turn providing access to:

GARAGE

17'0" (5.18m) x 8'8" (2.64m) (approximate measurements). With power and light. Up and over door. uPVC double glazed window to side aspect.

The rear garden is a particular feature of the property enjoying a southerly aspect whilst consisting of a good size paved patio with outside lighting. Good size shaped area of lawn. Dividing pathway leads to greenhouse. Side shrub beds stocked with a variety of maturing shrubs, plants and trees including Palms. The rear garden is enclosed to all sides by means of timber panelled fencing and neat natural hedgerow.

**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 on the right 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.

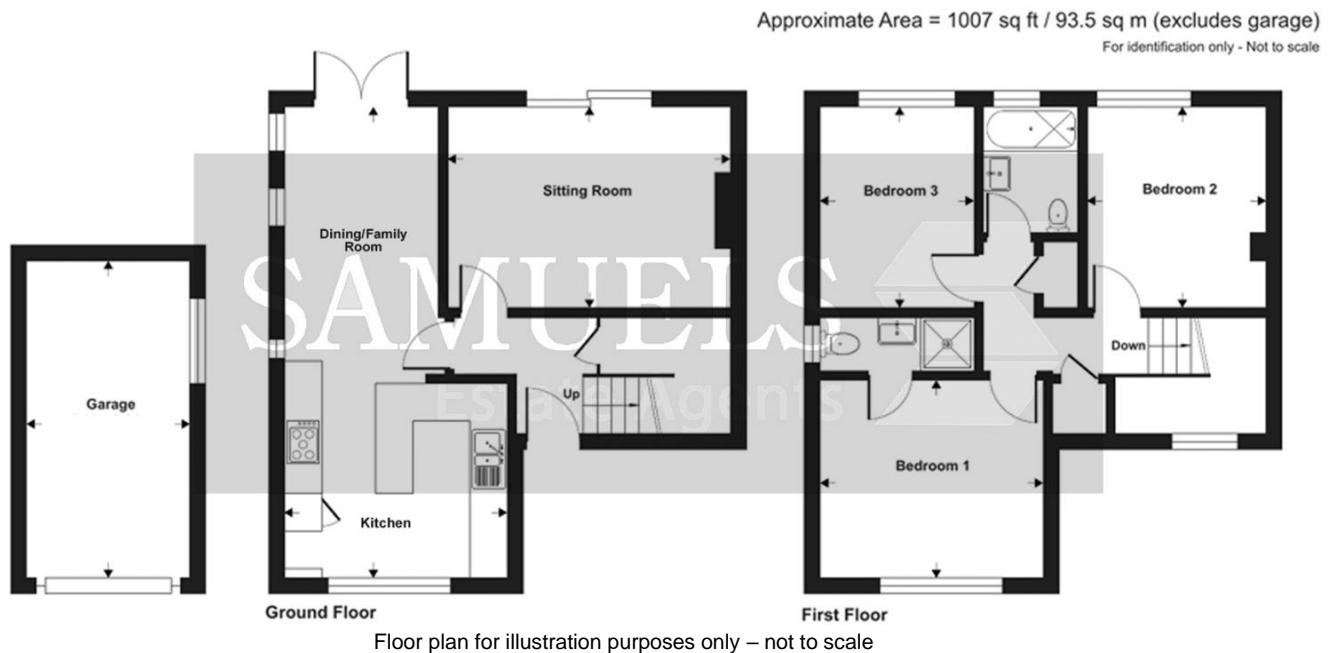
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1223/8547/AV





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		