



**52 ATTWYLL AVENUE  
EXETER  
DEVON  
EX2 5HW**

PROOF COPY

Signed \_\_\_\_\_

Date: \_\_\_\_\_



**£475,000 FREEHOLD**



**A fabulous much improved and greatly extended semi detached family home occupying a highly convenient position providing good access to local amenities, Heavitree park and Royal Devon & Exeter hospital. Four/five bedrooms. Ensuite shower room and dressing room to master bedroom. Family bathroom. Reception hall. Sitting room. Well proportioned modern kitchen/dining/family room. Utility room. Ground floor shower/cloakroom. Separate family room/bedroom five. Gas central heating. uPVC double glazing. Corner plot site with gardens to three sides. Double garage. Private double width driveway. A great family home. Viewing highly recommended.**

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

Canopy entrance. Attractive composite front door, with inset obscure double glazed panel, leads to:

### **RECEPTION HALL**

A spacious reception hall with engineered oak wood flooring. Radiator. Stairs rising to first floor. Cupboard housing electric meter and consumer unit. Smoke alarm. Oak wood door leads to:

### **SITTING ROOM**

14'6" (4.42m) x 11'2" (3.40m) excluding door recess. Radiator. uPVC double glazed window to front aspect with outlook over front garden. Deep understair storage/cloak cupboard with electric light.

From reception hall, oak wood door leads to:

### **FAMILY ROOM/BEDROOM 5**

11'8" (3.56m) into recess x 11'2" (3.40m). Radiator. Television aerial point. uPVC double glazed window to front aspect.

From reception hall, oak wood door leads to:

### **KITCHEN/DINING/FAMILY ROOM**

33'6" (10.21m) x 18'10" (5.74m) maximum reducing to 8'2" (2.49m) kitchen end.

Kitchen area – A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashbacks. Space for range cooker with glass splashback and double width filter/extractor hood over. Single drainer sink unit with modern style mixer tap. Space for American style fridge freezer. Integrated dishwasher. Engineered oak wood flooring. Inset LED spotlights to ceiling. uPVC double glazed windows to both side and rear aspects. Open plan to:

Dining/Family Area – A light and spacious room with engineered oak wood flooring. Two radiators. Fireplace recess with wood burning stove, raised hearth and wood mantel over. Television aerial point. Part pitched ceiling with double glazed Velux window. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden.

Part glass panelled oak wood door leads to:

### **UTILITY ROOM**

Comprising single drainer sink unit with modern style mixer tap set within wood effect roll edge work surface and base cupboards under. Plumbing and space for washing machine. Further appliance space. Two eye level cupboards. Wall mounted boiler serving central heating and hot water supply. Pitched ceiling with double glazed Velux window. uPVC double glazed door provides access and outlook to rear garden. Oak wood door leads to:

### **SHOWER/CLOAKROOM**

Quadrant shower enclosure with fitted mains shower unit. Low level WC. Inset LED spotlights to ceiling. Extractor fan. Heated ladder towel rail. Obscure uPVC double glazed window to rear aspect.

### **FIRST FLOOR LANDING**

Smoke alarm. Radiator. Linen cupboard with fitted shelving. Access to roof space. Oak wood door leads to:

### **BEDROOM 1**

15'10" (4.83m) x 11'4" (3.45m). A spacious bedroom with two radiators. Deep wardrobe. uPVC double glazed window to front aspect. Square opening to:

### **DRESSING ROOM**

7'10" (2.39m) maximum into wardrobe space x 5'10" (1.78m). Range of built in wardrobes, with mirror fronted doors, to one wall providing hanging and shelving space. uPVC double glazed window to rear aspect.

From bedroom 1, oak wood door leads to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising good size quadrant shower enclosure with fitted mains shower unit. Low level WC with concealed cistern. Wash hand basin, with modern style mixer tap, set in vanity unit with range of storage and drawer space beneath. High polished tiled floor. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to rear aspect.

From first floor landing, oak wood door leads to:

### **BEDROOM 2**

12'0" (3.66m) x 10'8" (3.25m). Radiator. Fitted shelving. Hanging rail. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, oak wood door leads to:

### **BEDROOM 3**

11'4" (3.45m) x 9'10" (3.0m) into recess. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 4**

8'0" (2.44m) x 8'0" (2.44m) excluding wardrobe space. Radiator. Built in cupboard/wardrobe with hanging rail. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BATHROOM**

A modern matching white suite comprising 'P' shaped panelled bath with central modern style mixer tap, electric shower unit over, glass shower screen and tiled splashback. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Tiled floor. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to rear aspect.

From first floor landing access, via retractable pull down wooden ladder, to insulated and part boarded loft space with power and light.

## OUTSIDE

The property benefits from occupying a good size corner plot site. The front is approached via a pillared entrance with dividing steps and pathway that leads to the front door. The front and side areas of garden are laid to decorative stone chippings and a lawned area that extends to the side elevation. Access to double width driveway providing parking for two vehicles in turn providing access to:

## DOUBLE GARAGE

17'0" (5.18m) x 15'10" (4.83m). With electronically operated twin roller doors. Power and light. uPVC double glazed door provides access to rear garden. Timber steps lead to a boarded roof space.

Between the garage and property is a gate that leads to the rear garden which is mostly laid to attractive paving with timber framed pergola. Outside light and water tap.

## TENURE

Freehold

## DIRECTIONS

Proceeding out of Exeter down Heavitree Fore Street continue down passing the parade of shops and petrol filling station and continue down into East Wonford Hill. Take the right hand turning into St Loyes Road, continue to the end of this road turning left into Attwyll Avenue and the property in question will be found on the left hand side (on the corner of St Loyes Road and Attwyll Avenue).

## 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.

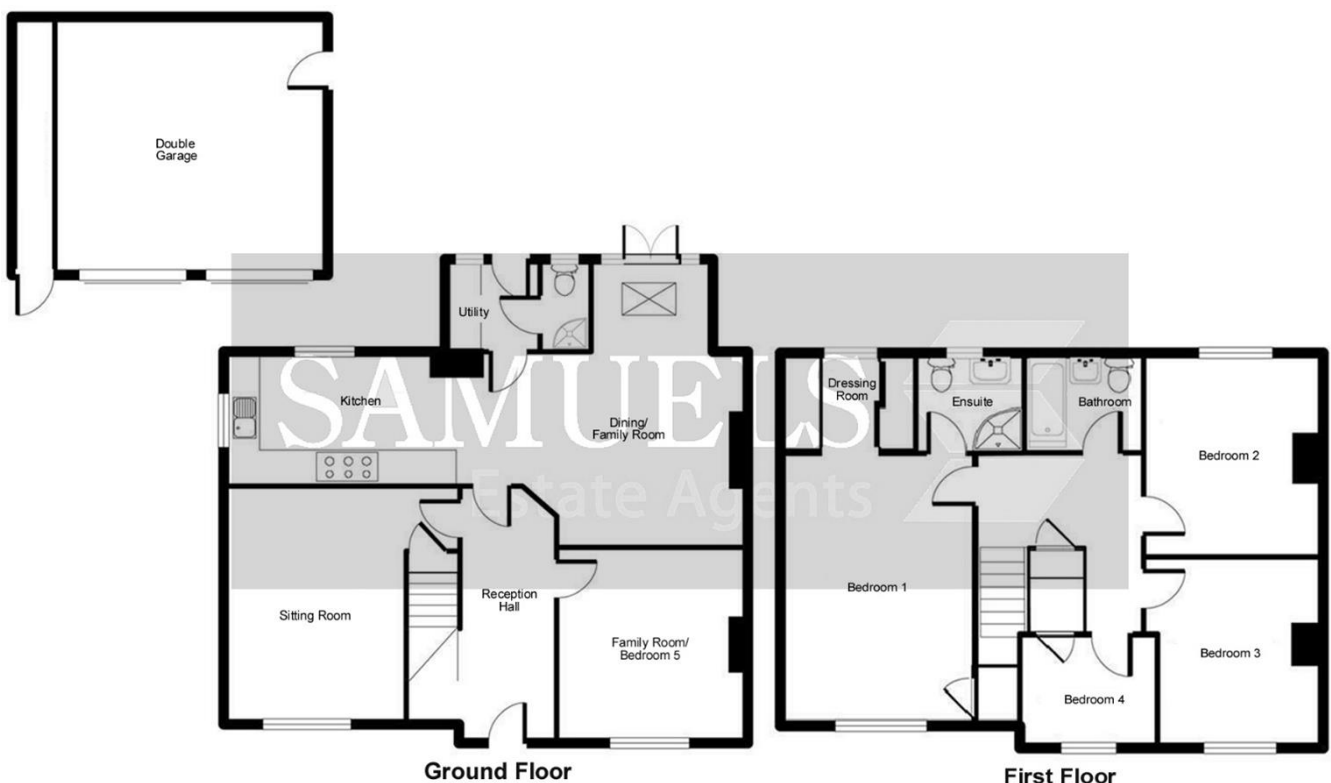
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0424/8608/AV



**Total Floor Area (Excluding Garage) 1548 Sq.Ft/144 Sq.M.**  
Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		