



**7 LOWER AVENUE  
HEAVITREE  
EXETER  
EX1 2PR**



**GUIDE PRICE £375,000-£385,000 FREEHOLD**



A beautifully presented much improved and sympathetically modernised bay fronted mid terraced house situated within this highly popular residential location providing good access to local amenities, popular schools and Exeter city centre. Three good size bedrooms. First floor modern bathroom. Reception hall. Characterful sitting room with wood burning stove. Light and spacious dining room open plan to modern kitchen/breakfast room. Rear lobby. Ground floor cloakroom. Gas central heating. uPVC double glazing. Delightful enclosed rear garden enjoying southerly aspect with studio/garden room. A fabulous family home. Viewing highly recommended.

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

uPVC double glazed front door leads to:

### **ENTRANCE VESTIBULE**

Decorative tiled flooring. Dado rail. Cloak hanging space. Part obscure glass panelled internal door leads to:

### **RECEPTION HALL**

Exposed wood flooring. Radiator. Stairs rising to first floor. Cloak hanging space. Panelled door leads to:

### **SITTING ROOM**

13'8" (4.17m) into bay x 11'8" (3.56m). A light and characterful room. Exposed wood flooring. Radiator. Fireplace recess with wood burning stove and raised hearth. Picture rail. Ornate coving. Television aerial point. uPVC double glazed bay window to front aspect.

From reception hall, panelled door leads to:

### **DINING ROOM**

12'4" (3.76m) into recess 12'2" (3.71m). Another light and spacious room. Exposed wood flooring. Radiator. Fireplace recess with tiled hearth. Picture rail. uPVC double glazed double opening French doors providing access and outlook to rear garden. Deep understair storage cupboard, with electric light, housing electric meter, gas meter consumer unit. Large opening to:

### **KITCHEN/BREAKFAST ROOM**

17'0" (5.18m) x 9'4" (2.84m) maximum. A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood work surfaces. Space for range cooker with double width filter/extractor hood over. 1½ bowl sink unit, with modern style mixer tap, set within wood work surface. Integrated washing machine. Integrated dishwasher. Space for upright fridge freezer. Fitted shelving. Fitted vertical radiator. Smoke alarm. Space for table and chairs. Two uPVC double glazed windows to side aspect. Double glazed door provides access and outlook to rear garden.

### **REAR LOBBY**

With fitted shelving. Inset LED spotlights to ceiling. Door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wall hung wash hand basin with modern style mixer tap. Heated ladder towel rail. Inset LED spotlight to ceiling. Extractor fan. Wall mounted boiler serving central heating and hot water supply. Obscure uPVC double glazed window to rear aspect.

### **FIRST FLOOR LANDING**

Exposed wood flooring. Linen cupboard. Access to roof space. Panelled door leads to:

### **BEDROOM 1**

15'4" (4.67m) maximum into recess x 14'2" (4.32m) into bay. A lovely light and spacious room with exposed wood flooring. Built in wardrobe. Radiator. Picture rail. uPVC double glazed bay window to front aspect.

From first floor landing, panelled door leads to:

### **BEDROOM 2**

12'2" (3.71m) x 9'8" (2.95m). Exposed wood flooring. Radiator. Built in wardrobe. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, panelled door leads to:

### **BEDROOM 3**

10'5" (3.18m) excluding door recess x 9'6" (2.90m). Exposed wood flooring. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, panelled door leads to:

### **BATHROOM**

A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit including shower attachment, folding 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. Heated ladder towel rail. Medicine cabinet. Extractor fan. Obscure uPVC double glazed window to side aspect.

### **OUTSIDE**

To the front of the property is a small walled area of garden laid to paving. Pillared entrance with gate provides access to the front door. The rear garden is a particular feature of the property enjoying a southerly aspect whilst consisting of an attractive paved patio with outside lighting, external power points and water tap. Neat shaped area of lawn. Flower/shrub beds. Dividing pathway leads to a rear gate providing pedestrian access. From the lawned garden uPVC double glazed double opening doors provide access to:

### **STUDIO/GARDEN ROOM**

9'10" (3.0m) maximum x 9'2" (2.79m). A fabulous studio/garden room to provide a number of uses. Insulated. Power and light. Electric consumer unit. Electric wall heater. Obscure uPVC double glazed window to side aspect. Further door leads to:

### **STORAGE ROOM**

9'2" (2.79m) x 6'6" (1.98m). With power and light. Obscure uPVC double glazed window to side aspect. Part obscure uPVC double glazed door provides access to the rear garden.

### **TENURE**

Freehold

### **COUNCIL TAX**

Band C

### **DIRECTIONS**

Proceeding out of Exeter down Heavitree Fore Street at the traffic light junction turn left into North Street, just before it connect to South Lawn Terrace bear left onto Goldsmith Street which then connects to Ladysmith Road. Continue along and take the left hand turning into Lower Avenue, the property in question will be found a short 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 checks on 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 surveyors 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.

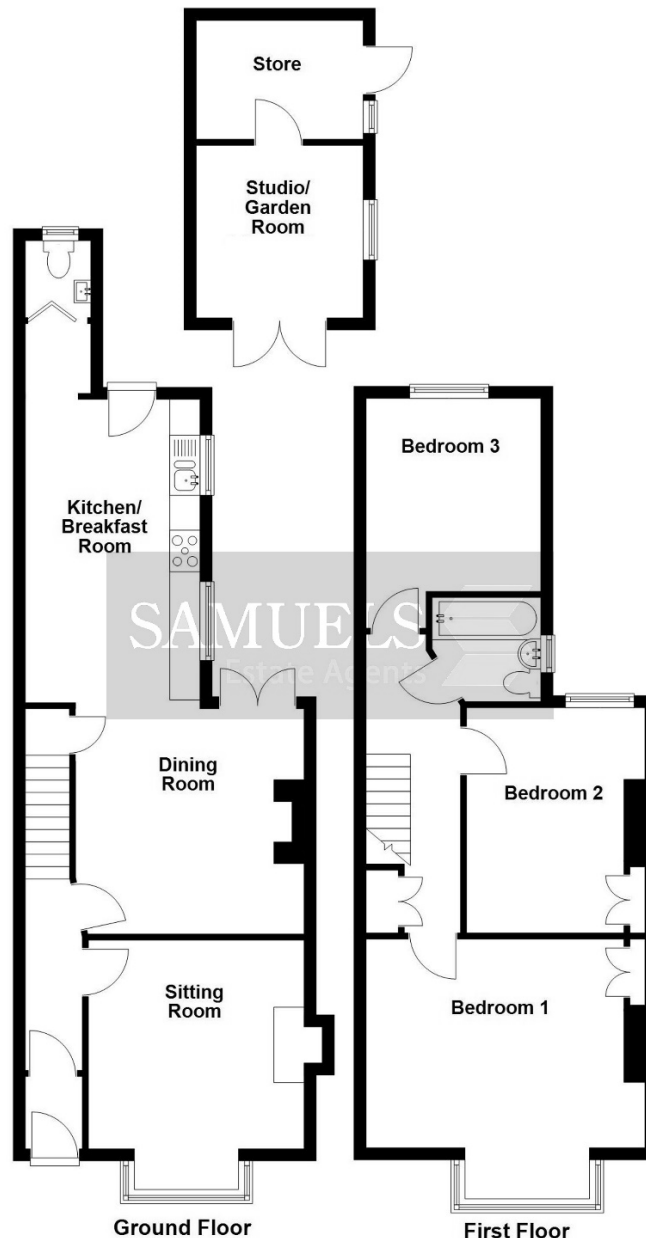
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0824/8734/AV



Ground Floor  
First Floor  
Total area: approx. 115.0 sq. metres (1237.4 sq. feet)  
Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		