



**3 EGHAM AVENUE
ST LEONARDS
EXETER
EX2 4RQ**



£475,000 FREEHOLD



A fabulous 1930s style semi detached family home situated within this highly sought after residential location providing great access to local amenities including Royal Devon & Exeter hospital, County Hall, highly regarded state and private schools, riverside walks and Exeter city centre. Presented in good decorative order throughout. Three bedrooms. First floor modern bathroom. Reception hall. Spacious sitting room. Separate dining room. Kitchen. Utility. Cloakroom. Quality fitted uPVC double glazed conservatory. Delightful enclosed lawned rear garden. Attractive brick paved driveway. A great family home. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Obscure double glazed front door leads to:

RECEPTION HALL

Exposed wood flooring. Radiator. Stairs rising to first floor. Telephone point. Smoke alarm. Understair storage cupboard. Picture rail. Thermostat control panel. Obscure uPVC double glazed window to side aspect. Wood panelled door leads to:

SITTING ROOM

13'4" (4.06m) into bay x 11'8" (3.56m). A light and spacious room. Exposed wood flooring. Fireplace recess with raised hearth, inset Clearview wood burner. Television aerial point. Fitted shelving. Radiator. uPVC double glazed bay window to front aspect.

From reception hall, wood panelled door leads to:

DINING ROOM

13'8" (4.17m) x 10'4" (3.15m) into recess. Fireplace surround with mantel over and gas point. Radiator. Picture rail. Serving hatch to kitchen. Glass panelled French double opening doors lead to:

CONSERVATORY

11'0" (3.35m) x 7'6" (2.29m). A quality fitted uPVC double glazed conservatory with dwarf wall. Electric wall heater. Power and light. Pitched double glazed roof. uPVC double glazed windows and double opening doors providing access and outlook to rear garden.

From reception hall, doorway opens to:

KITCHEN

10'6" (3.20m) x 8'2" (2.49m) maximum reducing to 7'2" (2.18m). Fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashback. Single drainer sink unit with mixer tap. Fitted electric/gas cooker. Washing machine (included in sale). Space for fridge and separate freezer. Wall mounted boiler serving central heating and hot water supply. Obscure uPVC double glazed window to side aspect. Doorway opens to:

REAR LOBBY/UTILITY

Upright fridge freezer (included in sale). Space for tumble dryer. uPVC double glazed door provides access and outlook to rear garden. Door leads to:

CLOAKROOM

Comprising high level WC. Obscure uPVC double glazed window to rear aspect.

FIRST FLOOR LANDING

Radiator. Picture rail. Smoke alarm. Obscure uPVC double glazed window to side aspect. Access, via pull down aluminium ladder, to insulated and part boarded roof space and offers great scope for extension works if required (subject to the necessary consents). Door to:

BEDROOM 1

14'6" (4.42m) into bay x 10'10" (3.30m) into wardrobe space. Range of built in wardrobes, with mirror fronted doors, to one wall providing hanging and shelving space. Radiator. Two wall light points. Picture rail. uPVC double glazed bay window to front aspect.

From first floor landing, door to:

BEDROOM 2

12'5" (3.78m) x 11'4" (3.45m) maximum. Radiator. Picture rail. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

8'10" (2.69m) x 6'8" (2.03m). Radiator. Picture rail. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

A modern matching white suite comprising panelled bath with fitted mains shower unit over and glass shower screen. Wash hand basin. Low level WC. Tile wall surround. Original built in medicine cabinet with inset mirror. Electrically heated towel rail. Tiled floor with underfloor heating. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

Directly to the front of the property is an attractive brick paved driveway providing parking. Small shaped area of lawn with various maturing shrubs and plants. To the left side elevation is a shared driveway. The rear garden is a particular feature of the property providing a high degree of privacy whilst consisting of an attractive paved patio, outside light, double power point and water tap. Small retaining wall with central step leading to a neat shaped area of level lawn. Flower bed. Section of garden laid to decorative chipped slate for ease of maintenance whilst to the top end of the garden is a raised timber decked terrace and good size timber shed. The rear garden is enclosed to all sides.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, Three, O2 and Vodafone voice & data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

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 D (Exeter)

DIRECTIONS

Proceeding out of Exeter down Holloway Street and continue to the brow of the hill which then connects to Topsham Road. Proceed along and opposite County Hall turn right into Rivermead Road then 1st left into Egham Avenue where 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/0525/AV



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	68 D	
39-54	E		
21-38	F		
1-20	G		