



**11 WAVERLEY AVENUE  
EXETER  
DEVON  
EX4 4NL**



**GUIDE PRICE £550,000 FREEHOLD**



An opportunity to acquire a fine Edwardian town house retaining many character features occupying a highly desirable residential location just a short walk away from Exeter city centre. Well proportioned characterful accommodation arranged over three floors. Four double bedrooms. First floor bathroom. Reception hall. Large sitting room with wood burning stove. Separate dining room/family room. Well proportioned kitchen/breakfast room. Gas central heating. Enclosed rear garden enjoying southerly aspect. Fine outlook and views over neighbouring area, parts of Exeter and beyond. A great family home. Viewing highly recommended.

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

Original front door, with inset leaded glass panels, leads to:

### **ENTRANCE VESTIBULE**

Decorative tiled flooring. Dado rail. Attractive exposed wood leaded coloured glass panelled internal door leads to:

### **RECEPTION HALL**

Exposed wood flooring. Radiator. Stairs rising to first floor. Dado rail. Large understair recess. Exposed wood door leads to:

### **SITTING ROOM**

16'2" (4.93m) into bay x 12'4" (3.76m) into recess. A light and spacious room. Exposed wood flooring. Radiator. Decorative tiled fireplace, raised hearth, inset wood burning stove, wood surround and mantel over. Fitted shelving into alcoves. Picture rail. Coved ceiling. Telephone point. Television aerial point. Large bay window to front aspect.

From reception hall, exposed wood door leads to:

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

17'4" (5.28m) maximum reducing to 12'2" (3.71m) x 10'5" (3.18m) into recess. Exposed wood flooring. Radiator. Picture rail. Decorative tiled fireplace with raised hearth, inset living flame effect gas fire, fire surround and mantel over. Fitted shelving into alcove. uPVC double glazed window to rear aspect.

From reception hall, exposed wood door leads to:

### **KITCHEN/BREAKFAST ROOM**

23'2" (7.06m) x 10'4" (3.15m) maximum reducing to 9'0" (2.74m). Again a well proportioned room with exposed wood flooring. Traditional kitchen fitted with a range of matching base and drawer units. Marble work surfaces with matching splashback. 1½ bowl sink unit with single drainer and traditional style mixer tap set in marble work surface. Fitted oven. Neff induction hob. Plumbing and space for washing machine. Plumbing and space for dishwasher. Central island with marble worktop incorporating breakfast bar. Fitted dresser style unit. Recess for double width fridge freezer. Wall mounted boiler serving central heating and hot water supply. Inset LED spotlights to ceiling. Sash window to side aspect. Additional glazed window to side aspect. uPVC double glazed window to rear aspect with outlook over rear garden. Door provides access to rear garden.

### **FIRST FLOOR HALF LANDING**

Radiator. Picture rail. Smoke alarm. Exposed wood door leads to:

### **BEDROOM 3**

13'0" (3.96m) into bay excluding door recess x 10'4" (3.15m) maximum. Feature cast iron fireplace with mantel over. Exposed wood flooring. Picture rail. Radiator. uPVC double glazed window to rear aspect with outlook over neighbouring area, parts of Exeter and beyond.

From first floor half landing, exposed wood door leads to:

### **BATHROOM**

8'4" (2.54m) x 7'0" (2.13m). A matching traditional style white suite comprising panelled bath with traditional style mixer tap including shower attachment, fitted shower unit over, tiled splashback and glass shower screen. Low level WC. Wash hand basin. Half height wood panelling to walls. Heated ladder towel rail. Recess with fitted shelving. Two obscure uPVC double glazed windows to side aspect.

### **FIRST FLOOR FULL LANDING**

Dado rail. Stairs rising to second floor. Understair storage cupboard. Exposed wood door leads to:

### **BEDROOM 2**

12'4" (3.76m) x 10'6" (3.20m). Radiator. Picture rail. Feature cast iron fireplace. uPVC double glazed window to rear aspect with outlook over neighbouring area.

From first floor full landing, exposed wood door leads to:

### **BEDROOM 1**

16'2" (4.93m) maximum into recess x 13'6" (4.11m). A well proportioned light and spacious room. Feature cast iron fireplace, decorative tiling, fire surround and mantel over. Picture rail. Radiator. Deep built in wardrobe with electric automatic light. Window to front aspect.

### **SECOND FLOOR LANDING**

Access to eaves/storage space. Doorway opens to:

### **BEDROOM 4**

14'2" (4.32m) maximum x 12'4" (3.76m) (part sloped ceiling). Engineered oak wood flooring. Radiator. Three double glazed Velux style windows to rear aspect offering fine outlook over neighbouring area, parts of Exeter and beyond.

### **OUTSIDE**

To the front of the property is a small walled area of garden well stocked with a variety of maturing shrubs and flowers. Decorative tiled pathway leads to the front door. The rear garden consists of an attractive paved patio with water tap. Central steps lead down to a further section of garden laid to decorative stone chippings and paving with side shrub beds well stocked with a variety of maturing shrubs and plants including palms. Timber shed. Steps lead down to a rear gate providing pedestrian access. 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 – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>  
Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>  
Mining: No risk from mining  
Council Tax: Band D (Exeter)

#### **DIRECTIONS**

From Samuels Estate Agents' Longbrook Street office continue down the road and at the mini roundabout bear left into Blackall Road then take the 1st right into Thornton Hill, proceed along and take the 1st left into Waverley Avenue and the property 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/0725/8999/AV**



Floor plan for illustration purposes only – not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |