

## 1 Avondale Road, Heavitree, Exeter, EX2 5HE



A fantastic opportunity to acquire a 3-bedroom semi-detached property in the popular and sought after location of Heavitree with easy access to the city and major road links. The accommodation comprises of entrance hall, lounge, dining room, kitchen/breakfast room, inner hallway, cloakroom, storage cupboard, first floor landing, three first floor bedrooms, bathroom, cloakroom, fully enclosed rear garden, shared driveway and the property also benefits from a garage.

Viewing is highly recommended to appreciate what is on offer.

**£296,000    Freehold    DCX00884**



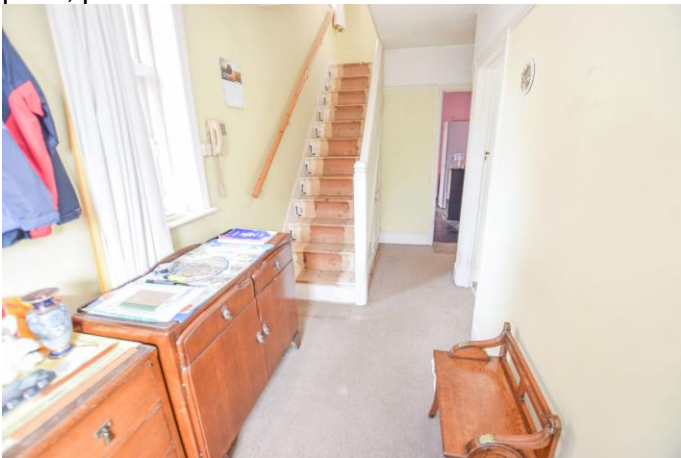
# 1 Avondale Road, Heavitree, Exeter, EX2 5HE

The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Part frosted door leads to entrance hall with side aspect frosted stained glass window, doors to lounge, dining room and kitchen/breakfast room, stairs to first floor landing, understairs storage cupboard, telephone point, picture rail.



### Lounge 13' 9" x 11' 6" (4.187m x 3.494m)

Front aspect uPVC double glazed window, TV point, picture rail, electric fire



### Dining Room 11' 11" x 11' 3" (3.643m x 3.423m)

Rear aspect french windows leading to the rear garden, picture rail.

### Kitchen/Breakfast Room 10' 10" x 8' 3" (3.296m x 2.503m)

Side aspect window, stainless steel sink with single drainer and storage below, gas cooker point, plumbing for washing machine, part tiled walls, built in larder with side aspect frosted window and shelving, further appliance space, part glazed door leads to:



### Inner Hallway

Door to:

### Cloakroom

Side aspect frosted uPVC double glazed window, low level WC.

### Storage Cupboard

Side aspect window, shelving, door to the rear of the property.

### First Floor Landing

Side aspect frosted window, doors to bedroom one, bedroom two, bedroom three, bathroom, and cloakroom, picture rail, access to loft void above.

### Bedroom One 13' 0" x 11' 8" (3.972m x 3.566m)

Front aspect uPVC double glazed window with view over the front garden, picture rail, feature fireplace with tiled surround.





### Bedroom Two 13' 10" x 10' 5" (4.204m x 3.182m)

Rear aspect window with view over the rear garden, feature fireplace with tiled surround and wooden mantle, picture rail, cove ceiling.

### Bedroom Three 9' 8" x 7' 10" (2.934m x 2.388m)

Front aspect uPVC double glazed window with view over the front garden, cove ceiling.



### Bathroom

Rear aspect frosted window, bath with twin hand grips, part tiled walls, pedestal wash hand basin with tiled splashback, built in storage cupboard, airing cupboard with water tank, wall mounted heater.



### Cloakroom

Side aspect frosted window, low level WC, dado rail.

### Outside

Enclosed rear garden by range of panel fencing and mature shrubs, lawned area with further paving, shared driveway to the side of the property leading to garage with wooden part glazed door and off road parking for one car and gated side entrance.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer must be required to show proof of funds and identification before a purchase can proceed.

