

Bedroom 3

8' 0" x 8' 1" (2.456m x 2.478m)

Larger than average third bedroom which is also ideal for use as a study. This room has a picture rail, cable broadband and telephone point, gas central heating radiator and there is also a uPVC double glazed window to the front aspect.

Bathroom

6' 4" x 6' 0" (1.948m x 1.850m)

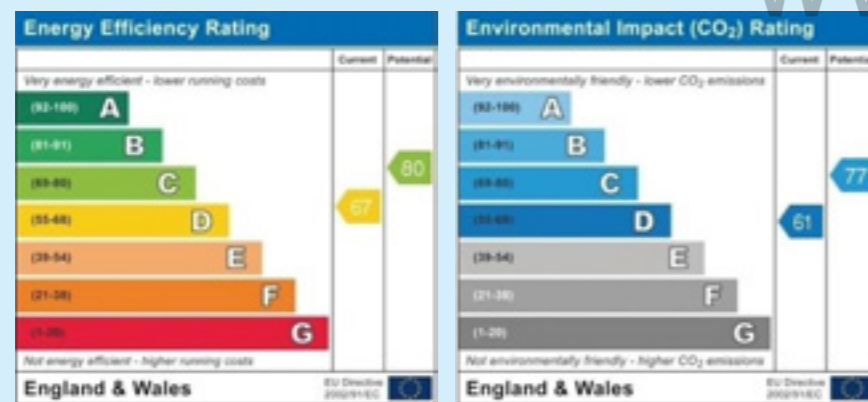
The bathroom suite comprises a bath with electric power shower over, pedestal wash hand basin and a low level WC. This room also benefits from wall tiles, a gas central heating radiator and there is an obscure uPVC double glazed window to the rear aspect.

Garden

The fully enclosed, well maintained garden benefits from areas of lawn, patio and shingle and there is also a range of plants and flowers. A wooden gate provides access to the rear pedestrian lane. Two brick built outbuildings provide an ideal storage area.



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£199,995

20 Lower Avenue, Heavitree, Exeter, EX1 2PR

3 Bedrooms. Separate Lounge and Dining Room. Period Features. Well-Maintained Rear Garden. uPVC Double Glazing and Gas Central Heating. Convenient Location

Lower Avenue, EXETER

This 3 bedroom traditional Victorian terrace is situated on a no-through road in the highly sought after area of Heavitree. The property is located within close proximity of local primary and secondary schools, doctors' surgery and local shops and also benefits from good access to the Exeter City Centre, RD&E Hospital and the University of Exeter.

Beautifully presented, this property manages to combine a wealth of period charm including cast iron fireplaces, quarry tile flooring and stain glass windows, with the benefits of modern, contemporary living with uPVC double glazing and gas central heating throughout.

In brief the accommodation comprises a lounge with bay window and cast iron fireplace, dining room with open fireplace, kitchen, three bedrooms and a bathroom. Externally, there is a well maintained garden to the rear. In order to fully appreciate all this property has to offer, internal viewing is highly recommended.



The Accommodation Comprises:

Entrance Porch

Brick built porch with quarry tile flooring leads to the front door of the property.

Entrance and Hallway

A wooden front door with stain glass detailing provides access to the hallway where there are doors to the lounge, dining room and kitchen, and stairs leading to the first floor landing. This area also benefits from a dado rail and beautiful quarry tile flooring. There is a gas central heating radiator and door to the under stair storage cupboard.



Lounge

13' 6" x 12' 6" max (4.125m x 3.813m)
Beautiful box bay fronted lounge with period cast iron fireplace with hearth and surround. This room also benefits from a picture rail, gas central heating radiator and cable TV point.



Dining Room

12' 3" x 10' 6" (3.742m x 3.213m)

Good sized second reception room benefiting from views of the rear garden. This room has built-in wooden cupboards with stain glass detail display cabinet and a period cast iron fireplace with wood surround and tile hearth. There are also two uPVC double glazed windows to the rear aspect and a gas central heating radiator.



Kitchen

8' 10" x 8' 2" (2.705m x 2.512m)

The kitchen has a range of matching base and wall units and includes a sink, gas and electric cooker points, space for a washing machine and a recess for a fridge freezer. There is a wall mounted combination boiler and uPVC double glazed door and window to the rear garden.

Stairs and Landing

The stairs, with exposed wood banister and balustrade, leads to the first floor landing where there are doors to the three bedrooms and the bathroom. The landing benefits from a dado rail, smoke alarm and access to the loft which is partially boarded and has lighting.



Bedroom 1

14' 3" x 10' 8" max (4.346m x 3.263m)

Well presented double bedroom with box bay window to the front aspect. This room has a cast iron fireplace with tile surround and a picture rail. There is also a gas central heating radiator.

Bedroom 2

12' 3" x 12' 3" max (3.760m x 3.751m)

Another very good sized double bedroom complete with period cast iron fireplace and built-in wardrobe with storage cupboard over. This room also benefits from a picture rail, two uPVC double glazed windows to the rear aspect and a gas central heating radiator.

