



Avondale Road, Exeter, EX2 5HE

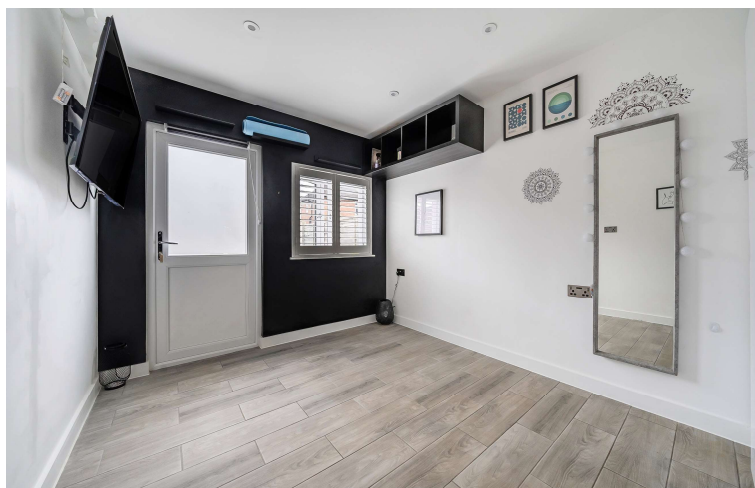
A delightful four/five bedroom property in the heart of Exeter. Situated in the sought-after EX2 area, this home offers the perfect blend of character, comfort, and convenience for family living.

Winkworth

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The Property

Hallway: Access to all ground floor rooms, double glazed window to the side aspect, space for coats and shoes, underfloor heating, stairs leading to the first floor.

Living Room: Beautiful original feature fireplace, Large window to the front aspect, custom made new England style blinds, underfloor heating.

Kitchen: A selection of wall and base units, half wall tiling, downlights, under unit lighting. Stainless steel sink with mixer tap, integrated fridge/freezer, electric hob with extractor fan over, electric oven and microwave, integrated dishwasher and washing machine. Door to the pantry. Door through to downstairs cloakroom.

Cloakroom: Low level WC, corner basin, window to side aspect. Outside the cloakroom is room for a washing machine and tumble drier. Door giving direct access into the garden.

Dining Room: Original cupboards. Space for dining table, doorway through to study/bedroom, underfloor heating.

Study/Bedroom: Another good sized reception room with window to rear access. Door giving access onto the rear garden, radiator.

First Floor:

Landing Access to All Rooms. Window to the side access.

Bedroom One: A large double bedroom with fitted wardrobes to one side and dressing table, large window to the front access, underfloor heating.

Bedroom Two: Another double bedroom with window to the rear aspect.

Bedroom Five/Office: Good size single room with dual aspect windows to front and side.

Bathroom: An attractive modern suite: basin in vanity unit, low level WC, bath, double shower unit with rainfall shower system. Tiling throughout, opaque window to the rear and side aspect, illuminated mirror, heated towel rail, Access to loft, underfloor heating.

Second Floor

Window with amazing views over the city and countryside beyond.

Bedroom Three: Another double room, Velux windows with views to the rear aspect, eaves storage.

Bedroom Four: A double room with Velux windows to the rear of the property.

Outside

Front: Brick paved driveway, with mature shrubs.

Access to the rear.

Rear Garden: A wonderful enclosed space with large Porcelanosa patio area, bordered level Astroturf area, raised beds and side gate. A great entertainment space with a barbeque area.

Access to...

Garden Room: A great room with polished plaster walls, power and broadband.

Garage: Up and over door, light and power.



At a glance....

1930's Semi Detached Home
Five/Six Bedrooms
Currently Three Reception Rooms
Modern Garden/Office with Broadband
Lovely South Facing Garden
Close to the City Centre
Easy Access to the M5 & A30
Off Road Parking for Three Cars
Quiet Cul-De-Sac Location

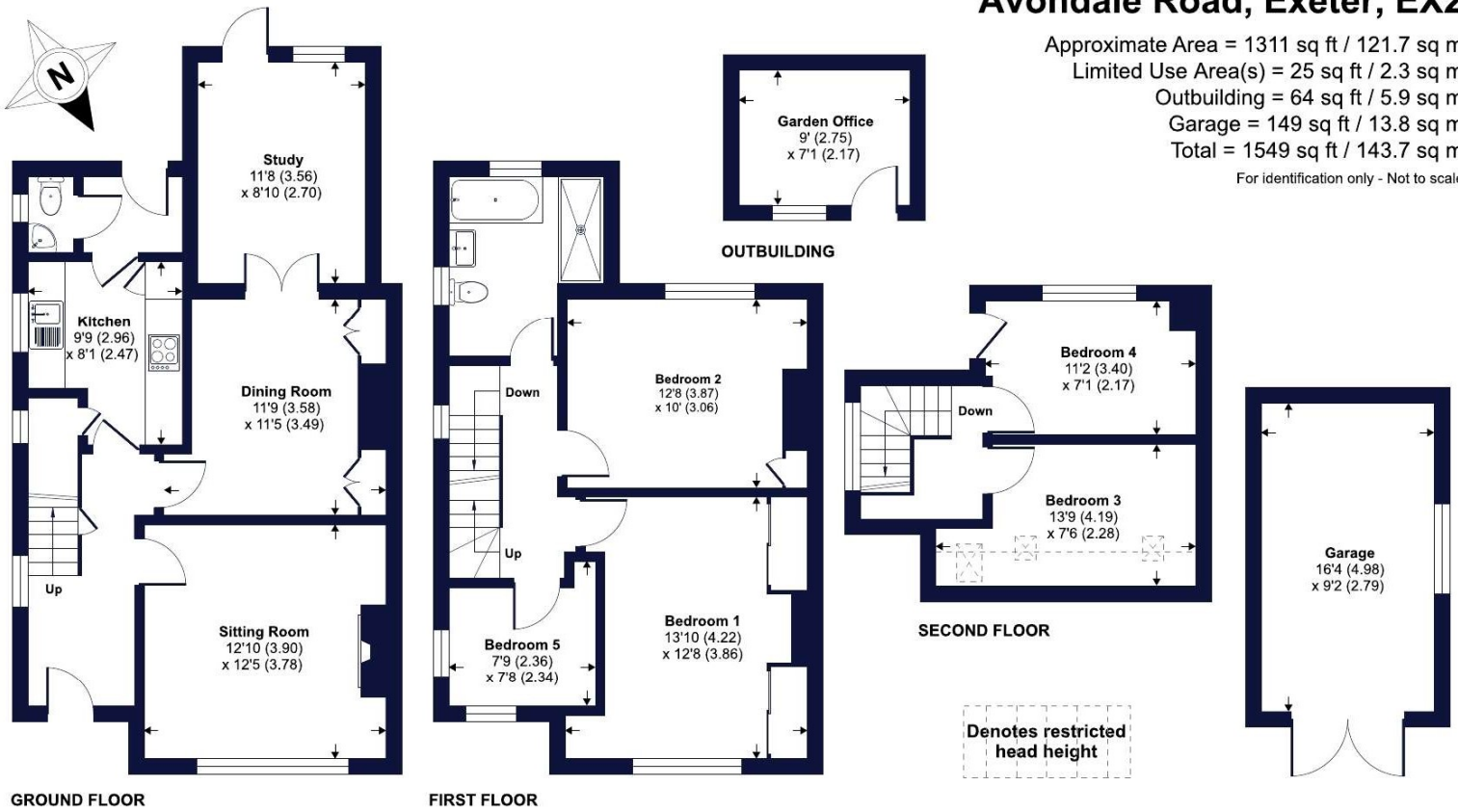
PROPERTY INFORMATION:

Freehold
Council Tax Band: D
Mains Electric, Gas, Water and Drainage
Phone: Full coverage
Internet: Ultrafast full fibre broadband up to 1000mbps - 220mbps.

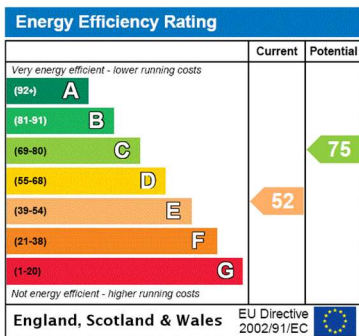
Avondale Road, Exeter, EX2

Approximate Area = 1311 sq ft / 121.7 sq m
 Limited Use Area(s) = 25 sq ft / 2.3 sq m
 Outbuilding = 64 sq ft / 5.9 sq m
 Garage = 149 sq ft / 13.8 sq m
 Total = 1549 sq ft / 143.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Winkworth. REF: 1207896



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