



Warwick Avenue, Exeter, EX13HA

£495,000

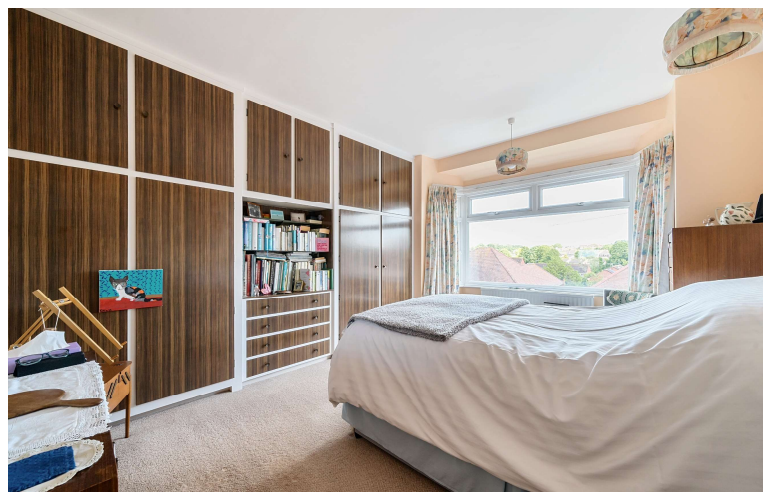
The spacious well presented accommodation consists of kitchen, dining room, kitchen, three bedrooms and family bathroom. Beautiful gardens front and back with driveway and garage, situated in a quiet cul-de-sac location.

Winkworth

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Description....

An opportunity to acquire a substantial three bedroom home with lovely gardens and fine outlook over neighbouring area and beyond. A great family home. Viewing highly recommended.

The Property:

Good sized entrance porch.

UPC double glazed door.

Hallway: Stairs rising to the first floor. Radiator. Under stairs storage cupboard with gas and electric meters. Picture rail.

Sitting Room: A well-presented, bright, UPVC double glazed bay window, electric fire with hearth, Television aerial and telephone points. Radiator. Picture rail.

Dining Room: A light and spacious room, UPVC double glazed patio door with a pleasant outlook over the rear garden. Radiator.

Kitchen: A selection of wall and base units, drawers and wall units, stand alone oven with extractor above. Integrated dishwasher, room for fridge freezer. Stainless steel one and a half bowl sink unit with work surfaces. Radiator. UPVC double glazed window with views over the garden. Space and plumbing for a washing machine and tumble drier. UPVC double glazed door to the rear garden.

Downstairs Cloakroom: Low level WC

First Floor.

Landing: UPVC double glazed window, access to roof space. Radiator.

Bedroom One: A bright and spacious double bedroom large built in wardrobes and drawers. UPVC double glazed bay window, offering wonderful views towards Broadfields. Radiator. Picture rail.

Bedroom Two: A double bedroom with built in wardrobes, UPVC double glazed window with lovely views over the rear garden, Radiator. Picture rail.

Bedroom Three: UPVC double glazed window to the front with far reaching views. Radiator. Picture rail.

Family Bathroom: A modern fitted bathroom comprising a white suite with panelled bath with electric shower over, pedestal wash hand basin. Heated towel rail. Fitted wall mirror with lighting and UPVC double glazed window.

Separate WC: Low level WC with UPVC window.

Outside: To the front of the property is a lawned garden with shrub borders. A private single width drive offers off-road parking, at the far end opening to the rear garden. Garage with up and over door with power. The rear garden is well maintained and offers a level lawn with shrub borders, ornamental pond, pleasant sitting areas with a path leading to a raised decked area to the rear, generous sized summerhouse and shed.



At a Glance....

- Beautiful Detached Family Home
- Three Bedrooms
- Two Receptions Rooms
- Beautiful Gardens
- Garage with Power
- Driveway
- Fully Enclosed Garden
- Quiet Cul-de-Sac Location
- Great Transport Links

PROPERTY INFORMATION:

- Freehold
- Council Tax Band: E
- Mains Electric, Gas, Water and Drainage
- Broadband: Ultrafast Broadband is available (checked on Openreach) with fibre.
- Mobile: We understand that full coverage is available (checked on Ofcom)

Warwick Avenue, Exeter, EX1

Approximate Area = 1032 sq ft / 95.8 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1176 sq ft / 109.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1144612

Winkworth

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	81
C (69-80)	
D (55-68)	68
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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