



12 First Avenue

Heavitree, EXETER, EX1 2PH

An impressive 4 bedroom 'bay fronted' mid-terrace house offering spacious and extended family sized accommodation throughout. This modernised and well appointed property comes with an open-plan kitchen/diner, superb dormer 'attic bedroom' conversion with spacious en-suite bathroom, generous well established garden and a small purpose built garden office. An ideal family home or investment property for the rental market.

The property is quietly situated in a sought after cul-de-sac and will appeal in particular to families seeking a well placed home conveniently situated within easy walking distance of Heavitree's comprehensive shopping centre, Heavitree Pleasure Park (with new Community Hub /Café) and some excellent state and private schools including St Michael's Church of England Primary Academy, Ladysmith Infant & Nursery School and Ladysmith Junior School, Exeter School and The Maynard. A pedestrian footpath at the end of the cul-de-sac provides a convenient short cut to Waitrose, St Sidwells Point Leisure Centre and the city centre.

High interest is anticipated and early viewings recommended.

Guide Price £450,000

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- Reception Hall
- 4 Bedrooms (includes converted attic bedroom with en-suite bathroom)
- Generous Well Established Garden
- Residents' On Street Permit Parking
- Lounge with Bay Window
- Family Bathroom
- Small Purpose Built Garden Office and Large Workshop
- Open-Plan Kitchen/Diner
- Gas Central Heating & uPVC Double Glazing
- Brick Outhouses (scope for ground floor Cloakroom WC)

Reception Hall

14'11" x 5'6" (4.57m x 1.68m)

Lounge

13'10" x 13'5" (4.24m x 4.11m)

Open Plan Kitchen/Diner

Dining Area

11'8" x 10'7" (3.56m x 3.23m)

Kitchen Area

9'3" x 8'0" (2.82m x 2.46m)

Landing

Bedroom 1

14'7" x 11'10" (4.47m x 3.61m)

Bedroom 2

12'11" x 11'8" (3.94m x 3.56m)

Bedroom 4

7'6" x 7'4" (2.31m x 2.24m)

Shower Room

6'2" x 6'0" (1.88m x 1.83m)

Bedroom 3/Attic Guest Suite

13'6" x 9'8" (4.12m x 2.96m)

En-Suite Bathroom

7'5" x 6'4" (2.28m x 1.94m)

Outside

Information on Location



Directions

As you approach the centre of Heavitree continue down Fore Street and turn left at the traffic lights into North Street. As you approach a newsagents take a left turning onto Goldsmith Street. Continue into Ladysmith Road and First Avenue is the third turning on your left. Follow this road around to your right and No.12 will be found on your right. Council Tax Band: C



Floor Plan



Second Floor

Total area: approx. 116.7 sq. metres (1256.5 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	