



## 31 Wyndham Avenue Heavitree, Exeter, EX1 2PQ

A stunning 3 bedroom mid-terraced family home affording beautifully modernised accommodation, the property's showpiece being the striking kitchen/breakfast room featuring fashionable open-plan arrangement with the dining room. Other impressive features include a utility room linking with a cloakroom/WC and a landscaped patio-style south facing rear garden with recently built garden office. The property also comes with the home comforts of gas central heating and uPVC double glazing, stylish interior oak panel doors and luxury vinyl flooring throughout the hall, kitchen, dining and utility areas. Residents' on street permit parking available.

The property is quietly situated in a sought after cul-de-sac conveniently near Heavitree's comprehensive shopping centre, Waitrose, hospitals, Heavitree Pleasure Park (with new community hub/café), St Sidwells Point Leisure Centre, city centre 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.

This superbly presented property is likely to attract strong interest and early viewings are highly recommended to avoid disappointment.

**Guide Price £375,000**

# 31 Wyndham Avenue

Heavitree, Exeter, EX1 2PQ



- STUNNING FAMILY HOME!
- Impressive Open-Plan Kitchen/Diner
- Gas Central Heating & uPVC Double Glazing
- Residents' On Street Parking
- Entrance Hall
- Utility Room leading to Cloakroom/WC
- South Facing 'Patio Style' Garden
- Lounge (with bay window)
- 3 Bedrooms & Bathroom
- Garden Office (recently built)

## Entrance Hall

## Lounge

10'8" x 12'11" (3.27 x 3.96)

## Dining Room

11'5" x 11'5" (3.50 x 3.49 )

## Kitchen/Diner

8'1" x 7'7" (2.48 x 2.33)

## Utility Room

5'10" x 4'8" (1.78m x 1.43m)

## Cloakroom/WC

## On the First Floor

## Landing

## Bedroom 1

14'4" x 13'5" into bay (irregular shape)  
(4.37 x 4.11 into bay (irregular shape))

## Bedroom 2

11'6" x 8'10" (3.53 x 2.70)

## Bedroom 3

7'10" x 6'4" (2.39 x 1.95)

## Bathroom

4'10" x 6'10" (1.49 x 2.09)

## Garden

## Garden Office

6'10" x 6'10" (2.10m x 2.10m)



Directions





Floor Plan



Total area: approx. 86.2 sq. metres (928.1 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.

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