



## 32 Madison Avenue Heavitree, Exeter, EX1 3AH

An exciting opportunity to acquire this traditional 1950's 3 bedroom semi-detached house in a sought after cul-de-sac lying off Sweetbrier Lane. The well maintained family sized property comes with a generous rear garden and an unusually wide and long driveway providing off road parking for several vehicles. An extended and larger than average garage stands at the end of the driveway with newly installed electronic roller door.

Strong interest anticipated and early viewings recommended.

**Guide Price £400,000**

# 32 Madison Avenue

## Heavitree, Exeter, EX1 3AH



- OWNER BUYING BRAND NEW
- Lounge, Dining Room
- Gas Central Heating & uPVC Double Glazing
- Extended Extra Wide Garage
- Ideal Family Home in Favoured Cul-de-sac
- Kitchen, Conservatory
- Generous West Facing Garden
- Reception Hall, Cloakroom/WC
- 3 Bedrooms, Shower Room
- Long and Wide Driveway

### Reception Hall

16'6" x 5'11" (5.04m x 1.81m)

### Bedroom 2

11'5" x 11'4" (3.48m x 3.47m)

### Lounge

14'5" x 12'3" (4.40m x 3.74m)

### Bedroom 3

8'3" x 6'11" (2.54m x 2.12m)

### Dining Room

11'4" x 10'6" (3.47m x 3.21m)

### Shower Room

6'10" x 5'5" (2.09m x 1.66m)

### Kitchen

11'9" x 7'8" (3.60m x 2.34m)

### Outside

### Conservatory

10'3" x 6'1" (3.13m x 1.87m)

### Garage

16'1" x 11'1" (4.91m x 3.38m)

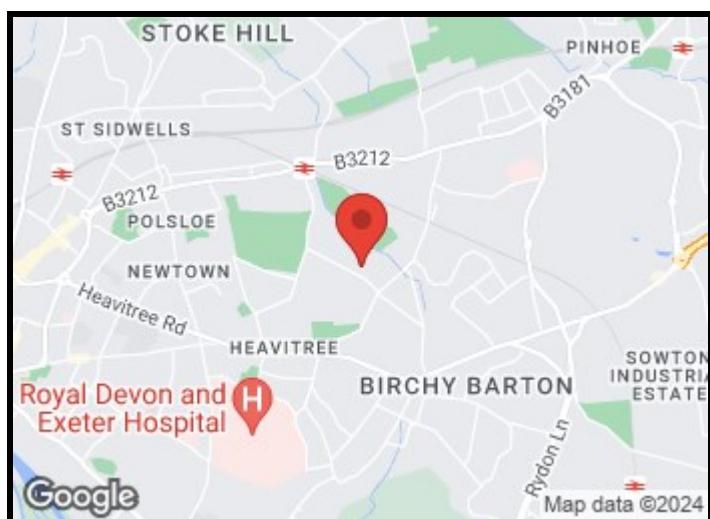
### Information on Location

### Cloakroom/WC

### Landing

### Bedroom 1

14'11" x 11'4" (4.56m x 3.46m)



### Directions





# Floor Plan



**32 Madison Avenue, Exeter**

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	71
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	83

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	

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