



## 3 Second Avenue

Heavitree, Exeter, EX1 2PN

A spacious 3 bedroom 'bay fronted' semi-detached house offering family sized accommodation throughout. The property comes with two reception rooms, kitchen, large conservatory/utility, ground floor cloakroom/wc and a spacious first floor bath/shower room. A level and generous sized rear garden enjoys a sunny southerly aspect, side access and rear access onto a service lane. This service lane is wider than some and there is plenty of potential to open up vehicular access and create off road parking for two vehicles subject to obtaining any relevant planning permission. The property does offer scope to modernise and will provide an exciting opportunity for those seeking a sizeable family home or investment property for the rental market within walking distance of the hospitals and city centre.

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 Third Avenue provides a convenient short cut to Waitrose, St Sidwells Point Leisure Centre and the city centre.

Strong interest anticipated and early viewings recommended to avoid disappointment.

**Guide Price £390,000**

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- NO ONWARD CHAIN
  - Dining Room, Kitchen
  - Gas Central Heating & uPVC Double Glazing
  - Residents' On Street Permit Parking
- Reception Hall
  - Conservatory/Utility & Cloakroom/WC
  - Sizeable Rear Garden ( sunny southerly aspect)
- Lounge
  - 3 Bedrooms & Spacious Bath/Shower Room
  - Excellent Potential for Off Road Parking

Reception Hall	Bedroom 2
15'3" x 5'4" (4.65m x 1.65m)	11'8" x 9'9" (3.57m x 2.98m)
Lounge	Bedroom 3
14'1" x 13'3" (4.30m x 4.05m)	8'1" x 7'4" (2.47m x 2.24m)
Dining Room	Bathroom
11'8" x 10'7" (3.57m x 3.24m)	9'0" x 5'9" (2.75m x 1.76m)
Kitchen	Outside
8'1" x 7'10" (2.47m x 2.39m)	Parking
Conservatory/Utility	Potential for Off Road Parking
19'8" x 9'7" (6.00m x 2.93m )	
Cloakroom WC	
Landing	
Bedroom 1	
14'9" x 11'7" (4.51m x 3.54m)	



Directions







Floor Plan



Total area: approx. 104.9 sq. metres (1129.2 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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