



## 84 Attwyll Avenue

Exeter, EX2 5HW

An exciting opportunity to acquire this extended 3 bedroom semi-detached house in a popular residential area with a Morrisons Daily convenience store just 200 yards down the road.

The property is currently offered on poor condition and does require significant investment to modernise and refurbish. Standing in a generous plot the property comes with a large rear garden and some frontage which may offer enough space to convert into an off road parking space. Residents' on street permit parking also available.

Fully modernised, the property will appeal to first time buyers or those seeking a well placed property for the rental market near hospitals, Heavitree shops & Pleasure Park, local schools, Lidl supermarket, Ludwell Valley Park, and Wonford Green Surgery & Sports Centre. This area of Exeter also benefits from having excellent transport links with Exeter Business Park at Sowton and the M5, A.30 & A.38.

**Guide Price £220,000**

# 84 Attwyll Avenue

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- EXCITING RENOVATION OPPORTUNITY
- Reception Hall
- Extended Dining Room
- Extended Kitchen
- Bathroom (first floor)
- Large Level Garden
- Close to The RD&E Hospital
- Lounge
- 3 Bedrooms
- Residents' On Street Permit Parking

## Reception Hall

14'7" x 6'0" (4.45m x 1.83m)

## Bathroom

6'11" x 5'11" (2.13m x 1.82m)

## Lounge

11'6" x 11'2" (3.53m x 3.41m)

## Large Rear Garden

## Extended Dining Room

18'9" x 10'6" (5.72m x 3.20m)

## Extended Kitchen

15'4" x 6'11" (4.69m x 2.11m)

## Landing

## Bedroom 1

12'0" x 10'5" (3.67m x 3.19m)

## Bedroom 2

11'2" x 9'8" (3.42m x 2.95m)

## Bedroom 3

8'0" x 7'11" (2.46m x 2.43m)



Directions



# Floor Plan



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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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	77
(55-68) D	57
(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 <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	
(39-54) E	
(21-38) F	
(1-20) G	

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC