



58 Whitchurch Avenue

Broadfields, Exeter, EX2 5NT

Situated on Whitchurch Avenue, this modernised semi-detached house presents an exceptional opportunity for families or young professionals seeking a blend of comfort and outdoor enjoyment. Built in 1960's, the property boasts three double bedrooms and a thoughtfully designed layout that maximises space and light.

As you set foot inside the house at ground floor level, the open entrance hall gives way to a sizeable utility room/cloakroom/WC and the first bedroom adding to the versatility of the accommodation. The hall then opens through to the spacious lounge/diner spanning the full width of the house and offering spectacular views across Ludwell Valley Park to distant hills. This inviting living area seamlessly connects to a recently modernised kitchen, creating an ideal space for family gatherings and entertaining. One of the standout features of this home is the expansive south-west facing balcony, perfect for alfresco dining and soaking in the stunning vistas.

The lower ground floor features two double bedrooms and a well-modernised bathroom.

The property is equipped with uPVC double glazing and gas central heating, as well as a log burner in the lounge/diner ensuring warmth and energy efficiency throughout the year.

Guide Price £375,000

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- Spectacular Hillside Views
- Modernised Kitchen
- Modernised Bathroom
- Well Landscaped Rear Garden
- Private Parking for 2 Vehicles
- Utility Room/Cloakroom W.C.
- Gas Central Heating & uPVC Double Glazing
- Lounge/Dining Room
- 3 Double Bedrooms
- Large Balcony (South West Aspect)

Entrance Hall Area

14'6" x 5'7" (4.42 x 1.72)

Bedroom 3

12'7" x 9'4" (3.84 x 2.87)

Lounge/Dining Room

22'2" x 11'8" (6.77 x 3.56)

Bathroom

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

Kitchen

10'6" x 7'10" (3.22m x 2.40m)

Gardens/Parking

Bedroom 1

15'10" x 7'10" (4.85 x 2.41)

Utility Room/Cloakroom W.C.

7'10" x 7'2" (2.39 x 2.20)

On the Lower Ground Floor

Inner Hall Area

6'5" x 5'7" (1.96 x 1.71)

Bedroom 2

16'2" x 9'2" (4.95 x 2.80)



Directions



Floor Plan



Total area: approx. 91.0 sq. metres (979.5 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.

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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	75
(55-68) D	61
(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 CO₂ emissions

England & Wales EU Directive 2002/91/EC