

8 Mayflower Avenue
Pennsylvania
Exeter
EX4 5DS

A spacious split level Detached House with a self contained Annexe in this favoured location with superb views to the rear

£335,000 Freehold DFX07551



Accommodation

* Four Double Bedrooms * Bathroom/Wc * Entrance Hall * Cloakroom * Lounge/Dining Room * Kitchen * Self Contained Annexe with Studio Room/Bedroom Four, Kitchenette and Bathroom/Wc * Lovely Secluded Gardens * Driveway with Parking * Garage *

This is a fine Split Level Detached House well located in this desirable residential location whilst providing flexible accommodation and being ideal for a family with the added benefit of a self contained Annexe. The property is conveniently located on the Northern side of the City which provides easy access to the University, whilst just a little over a mile from the City Centre for which there is a regular bus route. The property enjoys far reaching views to the rear and there are wooded and country walks nearby. The house benefits from Gas Central Heating and Upvc Double Glazing and has been generally well maintained whilst offering further potential for further updating.

GROUND FLOOR

Upvc double glazed entrance door and side window to:

ENTRANCE HALL: double radiator, telephone point, vaulted ceiling, dado rail

LOWER GROUND FLOOR

HALLWAY: boiler cupboard housing Baxi gas boiler supplying the hot water and central heating systems, store cupboard with shelving, large understairs store area

CLOAKROOM: with white suite comprising low level wc and washbasin with tiled splashback, radiator, shaver light/point, window to the side

LOUNGE/DINING ROOM: 19' 4" x 19' 0" (5.89m x 5.79m) L shaped room, fireplace with living flame gas fire, three radiators, wood laminate flooring, tv point, telephone socket, twin aspect with picture window providing lovely open views to the rear

KITCHEN: 9' 10" x 8' 8" (2.99m x 2.64m) fitted with a range of built in units comprising base unit having inset one and a half bowl stainless steel sink unit with mixer tap and granite effect roll edge work tops, built in four ring gas hob and electric oven with cooker hood over, appliance spaces and plumbing for washing machine and dishwasher, tiled splashbacks, range of

matching wall cupboards, radiator, laminate flooring, window with views to the rear and upvc double glazed door to garden

FIRST FLOOR

LANDING: spotlights, dado rail, airing cupboard with hot water tank and back up electric immersion, access to the insulated loft with folding ladder.

BEDROOM ONE: 11' 8" x 11' 0" (3.55m x 3.35m) wall to wall built in wardrobes with sliding mirrored doors, double radiator, TV lead, dimmer switch, spotlights, lovely views to the rear

BEDROOM TWO: 13' 5" x 9' 0" (4.09m x 2.74m) double radiator, tv lead, dimmer switch, outlook to the front.

BEDROOM THREE: 12' 2" x 9' 10" (3.71m x 2.99m) double radiator, TV lead, lovely views to the rear

BATHROOM/WC: fully tiled with suite comprising panelled bath with electric shower, pedestal wash basin and close coupled wc, radiator, wall mirror, pelmet lighting, window to the rear

SELF CONTAINED ANNEXE: this has a separate entrance to the rear and would be ideal for an older child, relative or a lodger, upvc double glazed door to:

HALLWAY: roll edged worktop with space and plumbing for a washing machine, wall mounted Baxi gas combi boiler supplying the hot water and central heating

OPEN PLAN STUDIO BEDROOM: 18' 6" x 9' 5" (5.63m x 2.87m) radiator, tv point, laminate flooring, wall lights, downlighters, useful store cupboard, three windows providing an open outlook over the gardens, open plan with breakfast bar to:

KITCHENETTE: single drainer stainless steel sink unit with mixer tap set in roll edged worktops and incorporating four ring hob and electric oven

with cooker hood over, range of base units and further appliance space, matching wall cupboards, breakfast bar

BATHROOM/WC: fully tiled with a modern white suite comprising panelled bath with integral shower, pedestal washbasin and close coupled wc, radiator, downlighters, extractor fan

OUTSIDE

REAR GARDEN: being fully enclosed with high fencing whilst enjoying superb views and a high degree of privacy, it has been landscaped with

paved pathways between the lawned areas along with a rockery, flower beds with shrubs and attractive paved sun patio

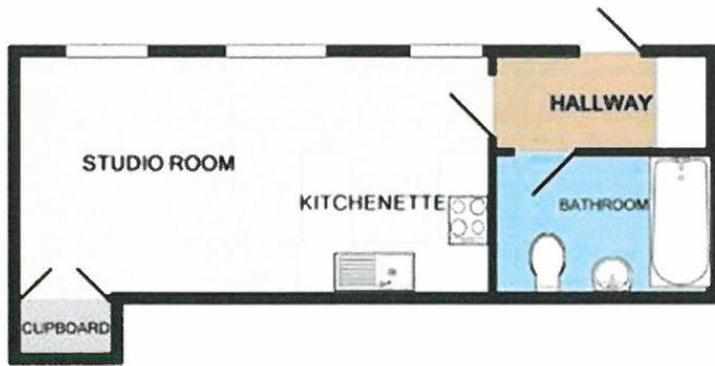
FRONT GARDEN: lawned with flower beds and shrubs, own driveway with extra parking leading to:

GARAGE: 17' 6" x 8' 6" (5.33m x 2.59m) electric light and power, up and over door

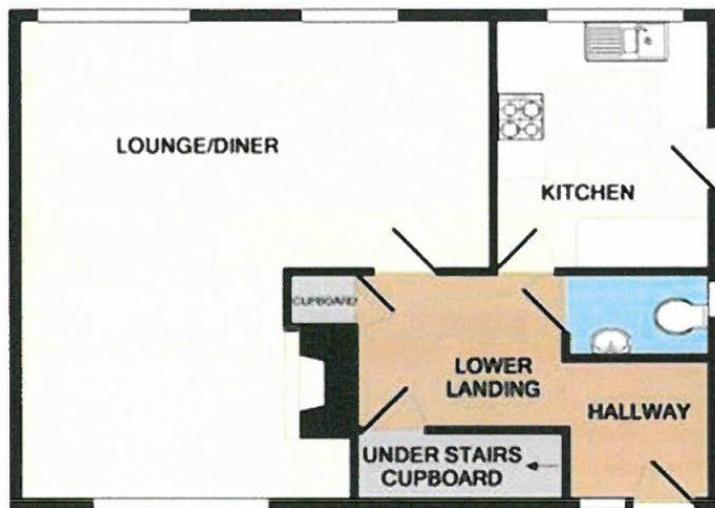
ENERGY EFFICIENCY: Band D (Rating 56)



Consumer Protection from Unfair Trading Regulations 2008. Force and Sons has not tested any apparatus, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose; a buyer is advised to obtain verification from their surveyor. References to the tenure of the property are based on information provided by the seller as Force and Sons has not had sight of the title; a buyer is advised to obtain verification from their legal advisor. All measurements are for guidance only and are not precise. Items shown in photographs are not included unless specifically mentioned in the sale particulars, however may be available by separate negotiation. Buyers should check the availability of any property and make an appointment to view before embarking on a journey to see a property.



SELF CONTAINED ANNEXE



GROUND FLOOR



1ST FLOOR