

1 Egham Avenue
 St Leonards
 Exeter
 EX2 4RQ

An ideal family home in this 4 bedroom semi detached house with additional ground floor living space and separate one bedroom annexe. Ideal for extended family or to generate an income.

Offers in Excess of £550,000 Freehold DFX07714



Accommodation

* Fabulous opportunity for an extended family or to generate an income * 3 Bedroom Semi Detached House with Addition Living Space providing Bedroom Four * Separate 1 Bedroom Annexe with Open Plan Living Room/Kitchen, Shower Room and First Floor Double Bedroom * Ideal Location Near County Hall * Hallway * Lounge/Dining Room * Kitchen, Utility Room, Ground Floor Shower Room * 3 First Floor Double Bedrooms, Bathroom and Separate W/c * Further Open Plan Sitting Room with Kitchenette and Shower Room * Gas Central Heating in Main House * Upvc Double Glazed Replacement Windows * Two Enclosed Courtyard Gardens One with Shed * Brick Driveways providing Parking for upto Five Vehicles *

This unique home in a 4 double bedroom semi detached house offers a fabulous opportunity for extended family or for investment buyers seeking to generate a generous income, with additional living space, separate annexe currently used as an Air B & B, the property provides open plan lounge/diner, kitchen and utility, sitting room, kitchenette, two shower rooms and a family bathroom. The property further benefits from Upvc double glazed replacement windows, gas central heating in the main house plus an independent granny/guest annexe with one double first floor bedroom and open plan living room/kitchen and shower room on the ground floor. Outside there are two enclosed courtyard gardens and brick driveways providing parking for up to five vehicles. Residents parking permits may also be available.

The property is situated off Topsham Road close to Devon County Hall towards the centre of Exeter, approximately one mile, with easy access to schools, the R D & E Hospital, Exeter's Quayside and river walks, Marsh Barton Industrial Estate and the M5 Motorway. The accommodation comprises with approximate dimensions as follows.

GROUND FLOOR

Upvc entrance door to:

HALLWAY: Radiator, Cupboard housing boiler supplying domestic hot water and central heating system, wall mounted thermostat, cupboard under stairs housing gas and electric meters.

CLOAKROOM: Heated towel rail, wash hand basin with tiled splash backs, wall mounted electric fan heater and strip light with shaver point, shower cubicle with wall mounted electric shower and screen door.

LOUNGE/DINING ROOM: 24' 4" x 12' 11" (7.41m x 3.93m) reducing to 10'4" into alcoves and bay. Radiator, gas fire set on a polished stone hearth, surround and mantle piece, picture rail, wood flooring in dining area.

KITCHEN: 11' 5" x 7' 2" (3.48m x 2.18m) Stainless steel single drainer one and a half bowl sink unit with hot and cold mixer tap set in work

surfaces with cupboards, drawers, appliance space below, plumbing for dishwasher, tiled splash backs, matching wall mounted cupboard units, cooker hood, appliance space for electric cooker, wood flooring.

UTILITY ROOM: 8' 6" x 6' 9" (2.59m x 2.06m) Tiled flooring, work surfaces with appliance space below, plumbing for washing machine, matching wall mounted cupboard units, two door larder cupboard, appliance space for fridge/freezer, upvc double glazed door to rear gardens.

ADDITIONAL LIVING SPACE: Upvc entrance door to.

SITTING ROOM: 15' 4" x 14' 6" (4.67m x 4.42m) L-shaped. Picture rail, wall mounted electric panel heater.

KITCHENETTE: 9' 1" x 7' 3" (2.77m x 2.21m) plus recess. Stainless steel one and a half bowl single drainer sink unit with hot and cold mixer tap, four ring electric hob set in L-shaped work surfaces, cupboards, drawers, appliance space below, tiled splash backs, matching wall mounted cupboard units, cooker hood.

SHOWER ROOM: Wall mounted electric heated towel rail, shower cubicle with tray and wall mounted electric shower and screen door, pedestal wash basin with tiled splash backs, close coupled w/c, wall mounted strip light and shaver point, electric fan heater.

BEDROOM 4: 11' 10" x 8' 10" (3.60m x 2.69m) plus door recess. Wall mounted electric panel heater, built in wardrobe and additional cupboard space.

FIRST FLOOR

LANDING: Access to roof space.

BEDROOM 1: 19' 10" x 11' 5" (6.04m x 3.48m) maximum. Radiator, built in wardrobes and linen cupboard, dual aspect to the sides.

BEDROOM 2: 12' 11" x 11' 9" (3.93m x 3.58m) Radiator, built in wardrobes in alcoves, ornate fire place with tiles hearth, surround and mantle piece, aspect to the front with some views towards Haldon.

BEDROOM 3: 11' 0" x 9' 7" (3.35m x 2.92m) plus alcove. Radiator, built in wardrobe in alcove, aspect to the rear.

BATHROOM: 5' 10" x 5' 8" (1.78m x 1.73m) Panel bath with hot and cold mixer tap, integrated shower head, pedestal wash basin, tiled splash backs, wall mounted heated towel rail.

SEPARATE W/C: Close couple w/c.

ANNEXE

GROUND FLOOR: Upvc entrance door to

OPEN PLAN LIVING ROOM/KITCHEN: 17' 8" x 17' 7" (5.38m x 5.36m) L-shaped. Wall mounted electric panel heater, laminated flooring, one and half bowl stainless steel single drainer sink unit

with hot and cold mixer tap, four ring electric hob set in work surfaces with cupboards, drawers, appliance space below, plumbing for washing machine, tiled splash backs, matching wall mounted cupboard units with under lighting, cooker hood, built in electric oven, stairs to:

FIRST FLOOR

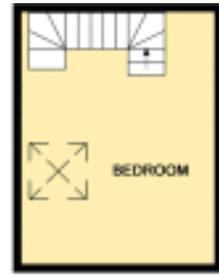
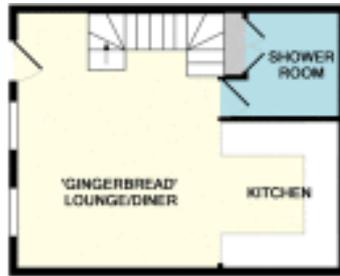
BEDROOM: 17' 5" x 9' 11" (5.30m x 3.02m) Sloping ceilings. Two ceiling light, wall light fitting, velux double glazed window.

OUTSIDE: There are two separate enclosed paved courtyard gardens, one with garden shed, and two brick hard stands providing parking for up to five vehicles.

ENERGY EFFICIENCY: Band D (Rating 56)



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GROUND FLOOR
APPROX. FLOOR
AREA 118.9 SQ.M.
(1286 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 71.8 SQ.M.
(773 SQ.FT.)

TOTAL APPROX. FLOOR AREA 190.7 SQ.M. (2059 SQ.FT.)

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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