

94 Attwyll Avenue, Exeter, EX2 5HW



This exceptional extended family home is very conveniently situated in a popular residential location which is very well served by local amenities which include Heavitree shops and park, and the lovely Ludwell Valley Park. The Royal Devon and Exeter Hospital is within a few minutes walk. The house offers versatile accommodation which includes the considerable benefit of an additional downstairs living room/study or 4th bedroom. Outside is an enclosed corner-plot garden making this an family ideal home.

Asking Price £300,000 Freehold DCX02153

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The Cathedral City of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via uPVC front door. Doors to lounge, dining room, family room, stairs to first floor. Under stairs storage cupboard. Further storage.

Lounge 11' 7" x 11' 3" (3.54m x 3.42m)

Front aspect uPVC double glazed window. Television point. Radiator.



Family Room 15' 4" x 8' 3" (4.68m x 2.52m)

Dual aspect uPVC double glazed windows. uPVC part glazed door leads to the rear garden. Radiator.



Dining Room 10' 6" x 12' 6" (3.20m x 3.80m)

Rear aspect uPVC French doors leading to the rear garden. Seating area. Radiator. Spotlights. Opening through to



Kitchen 8' 6" x 7' 4" (2.60m x 2.24m)

Side aspect uPVC double glazed window. Fitted range of eye and base level units with roll edge work surfaces and part tiled walls. Stainless steel sink with mixer tap and drainer. Integrated oven with hob and extractor fan above. Plumbing for dishwasher. Vent for tumble dryer. Tiled flooring. Door through to



Utility room

Side aspect uPVC double glazed window. Work surfaces. Plumbing for washing machine. Wall mounted boiler. Door through to

Cloakroom

Rear aspect uPVC double glazed window. Low level WC. Wash hand basin. Tiled flooring. Radiator.

First Floor Landing

Doors to bedrooms and bathroom with loft access hatch.

Bedroom One 12' 1" x 10' 6" (3.68m x 3.20m)

Rear aspect uPVC double glazed window with view over the rear garden. Television point. Radiator.



Bedroom Two 11' 2" x 9' 8" (3.41m x 2.94m)

Front aspect uPVC double glazed window. Radiator.



Bedroom Three 8' 1" x 11' 2" (2.46m x 3.41m)

Front aspect uPVC double glazed window. Radiator.



Bathroom

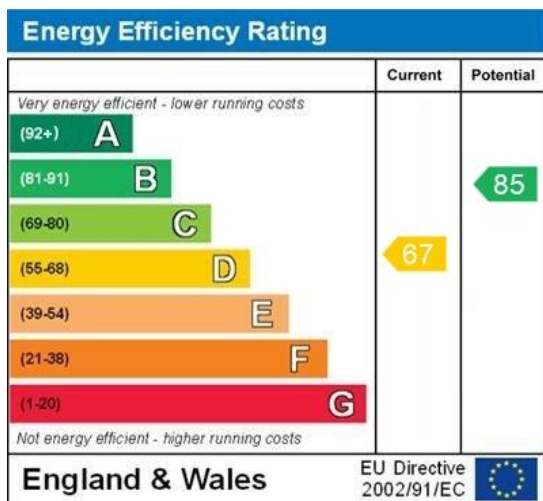
Side aspect uPVC double glazed window. Three piece white suite comprising P shaped bath with mixer tap and hand held shower above. Low level WC. Pedestal wash hand basin with mixer tap and part tiled walls. Heated towel rail.



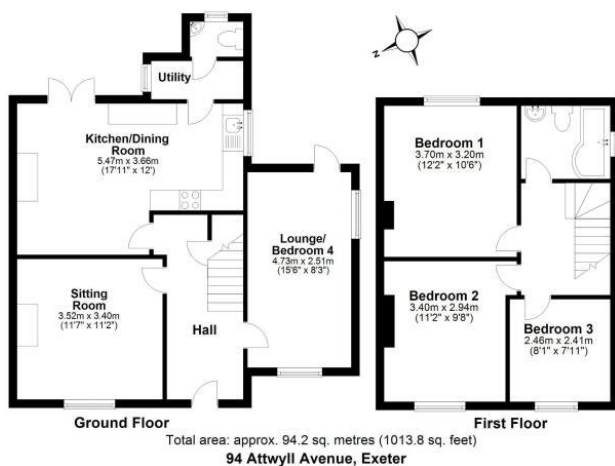
Rear Garden

Private enclosed rear and side gardens, mainly laid to lawn with hardstanding, seating area, wooden shed and access to the front of the property.





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Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.