



# WAVERLEY AVENUE

EXETER, EX4 4NL



**Robert Williams**

SALES | LETTINGS | AUCTIONS

“A five bedroom terraced period home located on a quiet cul de sac in one of Exeter's most sought after locations”.



# WAVERLEY AVENUE

EXETER, EX4 4NL

A fantastic opportunity to acquire a fine Edwardian family home located on a quiet cul de sac off one of the most desirable roads within the city, situated between the city centre and the main university campus.

- FIVE BEDROOM PERIOD PROPERTY
- DESIRABLE CITY CENTRE LOCATION
- NO ONWARD CHAIN
- RESIDENTS PERMIT PARKING

## The PROPERTY

An attractive three storey terraced family home offering spacious and flexible accommodation enabling any buyer the ability to put their own stamp on.

The internal accommodation features a large ground floor sitting room to the front with feature bay window. There is then a secondary reception room that the current vendor was utilising as a bedroom, this room benefits from en suite shower room. The Kitchen is open through to patio doors leading to the rear garden provides ample space to also be used as a dining/breakfast room.

Over the upper two floors are four more bedrooms and a family bathroom, many of the rooms again retaining period features.

The walled rear garden has gated rear access and features a paved patio area with the remaining garden largely laid to lawn.

Overall this is a superbly located spacious family home with many fine attributes and plenty of character plus Waverley Avenue residents can apply for an on street parking permit.

The property is being offered to the market with no onward chain.









## THE LOCATION

The property is a short walk to the city centre shopping areas as well as Exeter Central and St Davids mainline train stations. The coach station, university campuses and RD&E hospital are also within easy reach. Waverley avenue is a cul de sac off Thornton Hill and is within the Longbrook Conservation Area and is a remarkably peaceful corner of the city centre

## DIRECTIONS

From the city centre, proceed down Longbrook Street until you reach the mini roundabout where you want to turn left into Blackall Road. Take the first right into Thornton Hill and Waverley Avenue can be found a short way up on the left hand side, the property is then towards the far end of the cul de sac on the left hand side.



5  bedrooms    2  bathrooms  
2  receptions    0  car spaces

**Local Authority:** Exeter Council

**Council Tax Band:** D

**Tenure:** Freehold

**Heating:** Gas Central Heating

**Services:** Mains water and drainage

**Energy Efficiency Rating:** D

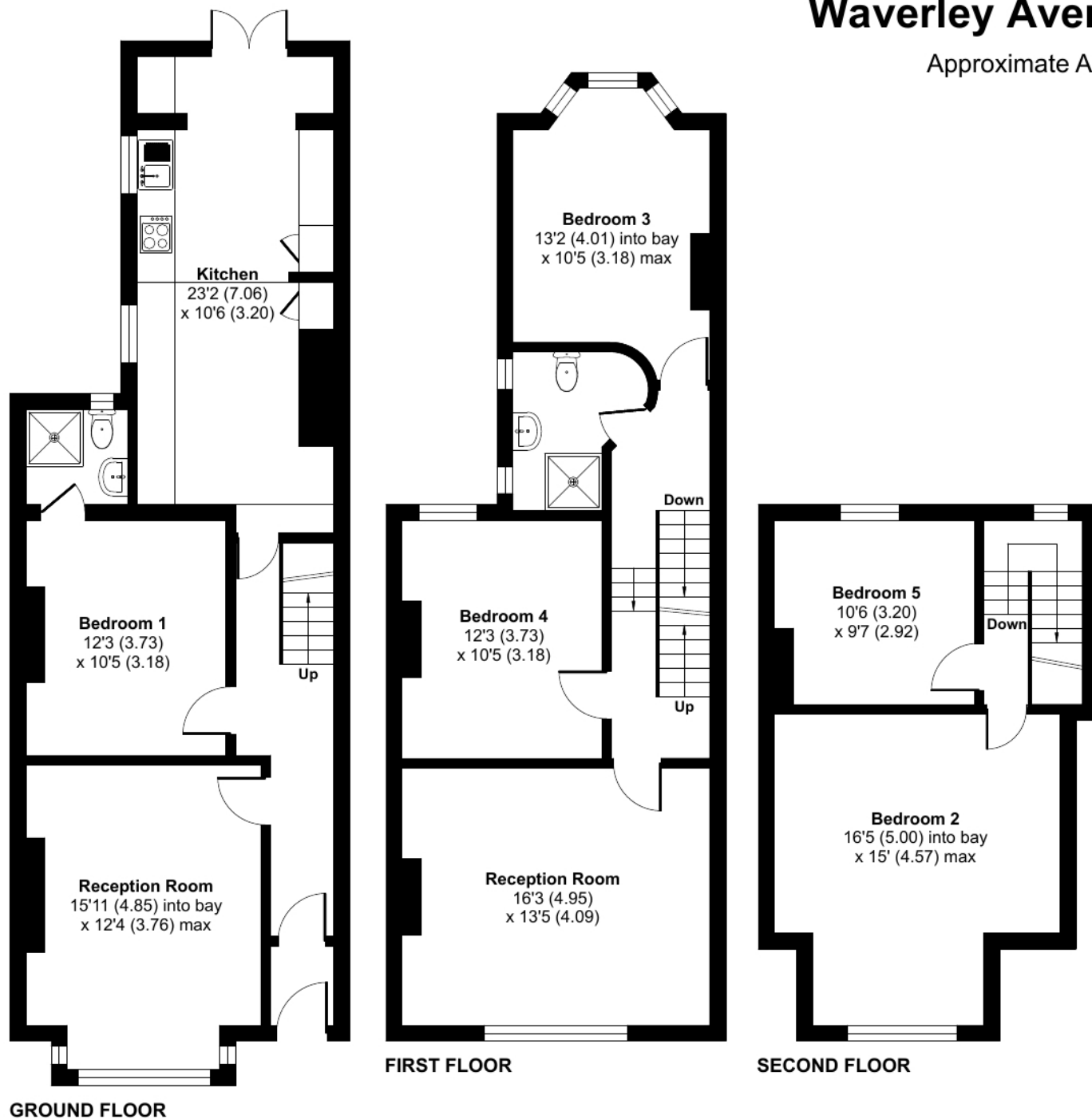




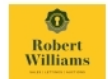
# Waverley Avenue, Exeter, EX4

Approximate Area = 1764 sq ft / 163.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Robert Williams Ltd. REF: 1112135





**Robert Williams**

SALES | LETTINGS | AUCTIONS

Robert Williams Estate Agents, 2 Southernhay West, Exeter, EX1 1JG

Tel: 01392 204800 • [sales@robertwilliams.co.uk](mailto:sales@robertwilliams.co.uk) • [robertwilliams.co.uk](http://robertwilliams.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.