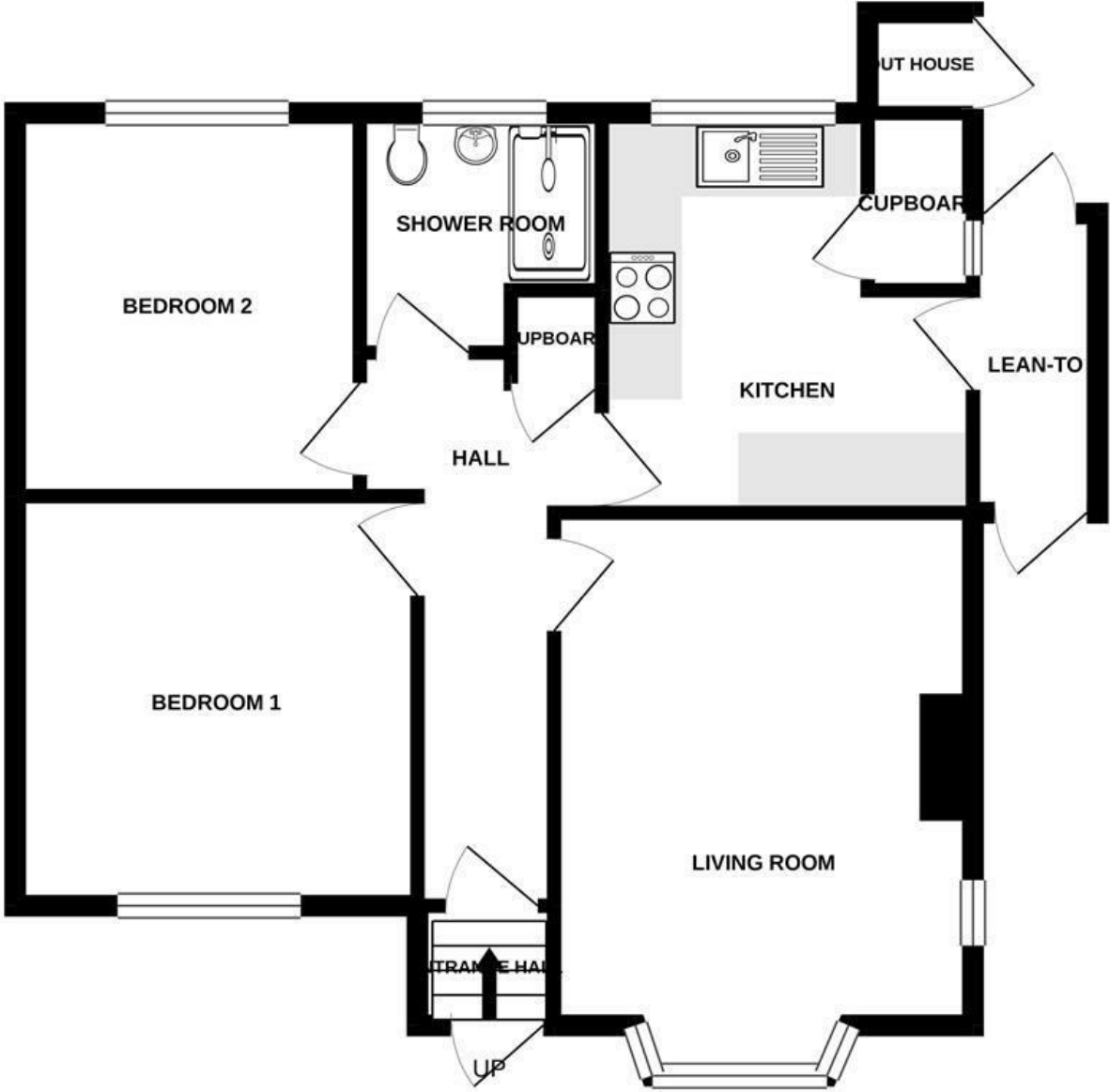




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2021



27 Norwood Avenue, St Leonards, Exeter, Devon, EX2 4RT

A semi-detached bungalow in a popular cul-de-sac location in St Leonards, close to the City centre and Exeter Quay with FANTASTIC POTENTIAL. In need of some updating, the property is nestled in a secluded location and has a bay fronted living room, kitchen, two double bedrooms and shower room. There are well established, secluded front and rear gardens and there is NO ONWARD CHAIN. EPC Rating; D

27 Norwood Avenue, St Leonards,
Exeter, EX2 4RT

Offers In Excess Of
£375,000 FREEHOLD

Accommodation Comprising

Obscured PVCu double glazed front door into:

Entrance Porch

PVCu double glazed window to the side aspect, polycarbonate roof and double glazed door into:

Entrance Hall

Hatch to roof space, radiator, built-in storage cupboard and doors to:

Living Room



4.67m (into bay) x 3.47m (15'3" (into bay) x 11'4")

A bright and spacious room with PVCu double glazed bay window to the front aspect, PVCu double glazed window to the side aspect, fireplace recess with stone surround and wooden mantel. Radiator.

Kitchen



3.46m x 3.03m (11'4" x 9'11")

PVCu double glazed window to the rear aspect, wooden door to the rear Lean-To. The kitchen is fitted with a range of wooden base cupboards, drawers and eye level units. Roll edged work surface with tiled surrounds, stainless steel single bowl sink unit, four ring gas hob with extractor hood and electric oven. Radiator, built-in larder cupboard with shelving and obscured window to the side aspect.

Bedroom 1



3.33m x 3.32m (10'11" x 10'10")

PVCu double glazed window to the front aspect and radiator.

Bedroom 2

3.17m x 2.84m (10'4" x 9'3")

PVCu double glazed window to the rear aspect and radiator.

Shower Room



2.01m x 1.98m (6'7" x 6'5")

Obscured PVCu double glazed window to the rear aspect, double length shower enclosure with tiled surrounds and Mira shower, pedestal wash hand basin, low level W.C., radiator.

Front Garden

A paved pathway which leads to the front door, low maintenance gravelled front garden with plant and shrub borders and brick retaining wall. Pathway continues to the side of the property.

Lean-To

Polycarbonate roof and door to the rear garden.

Rear Garden



Built-in storage cupboard housing the Vaillant gas boiler serving domestic hot water and central heating. Largely paved with wooden garden sheds, good size patio area, outside lighting.



DORMANS
INDEPENDENT ESTATE AGENTS

Council Tax

C

Area

St Leonards is a very sought after residential area of Exeter ideally situated close to the City centre and Exeter's historic quayside. The Royal Devon and Exeter Hospital is nearby as are the popular individual range of shops in Magdalen Road. There are some of the City's finest schools in the immediate area and the city centre boasts a wide range of retail and leisure facilities, a museum, Cathedral and the University. St David's railway station provides a direct rail link to London.

Directions

From the city centre travelling along Topsham Road, you will see St Leonards Church on your right, St Leonards Church of England Primary School on your left, keep going straight, through the traffic light junction that connects to Matford Lane and Norwood Avenue is the second turning on the right. The property is located at the bottom of Norwood Avenue in the cul-de-sac turning circle. Alternatively, from Countess Wear roundabout, head towards the City centre along Topsham Road. Norwood Avenue is the 5th left hand turn after the Barrack Road traffic light junction.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
Whilst Dormans endeavor to ensure the accuracy of these details, the working order of services, fixtures or fittings have not been checked. The Freehold or Leasehold tenure of the property has not been verified and prospective purchasers are advised to ask their solicitor to do so. You must check the availability of a property and arrange an appointment before embarking on any journey to view a property.