



East of EXE
ESTATE AGENTS

Wayland Avenue
St Leonards OIEO £400,000

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Located within one of Exeter's most sought after locations, within the heart of St Leonards is this 3 bedroom semi detached property, situated on a corner plot, in need of complete renovation throughout but presents as a fantastic opportunity to create the perfect family home. Close to St Leonards primary school and some of the best schools Exeter has to offer, the property also enjoys off road parking, front and rear gardens and a converted loft room which offers additional accommodation or the opportunity to create a 4th bedroom subject to planning.

Sought After Location | Three Bedrooms

| Semi Detached Corner Plot

| In Need of Renovation | Two Reception Rooms

| Kitchen | Family Bathroom | Separate WC

| Front and Rear Gardens | Garage and Parking

Approach

Covered entrance porch, front door to entrance hallway, tiled floor, outside light.

Entrance Hallway

Spacious L shaped entrance hallway with stairs to first floor, Upvc double glazed leaded window to front aspect, coved ceiling, wall mounted gas heater (disconnected), folding door to under stair cupboard, doors to lounge and dining room, doorway to lobby area, sliding door to cloakroom.

Cloakroom

Upvc double glazed window to front aspect with obscure glass. White suite comprising low level WC and pedestal wash hand basin, fully tiled walls, coved ceiling.

Living Room

Light and spacious living room with windows and french doors to garden, feature fireplace with wood mantle, marble effect inset and hearth with fitted gas fire (disconnected), coved ceiling.

Dining Room

Further light and spacious room with windows and french door to garden, coved ceiling, wall mounted Dimplex electric heater, hatch to lobby.



Lobby

Part glazed door to outside access, doorway to kitchen.

Kitchen

Large Upvc double glazed window to front aspect and small window to side aspect. Range of fitted base, wall and drawer units with tiled surround and inset double sink and drainers, space for freestanding fridge/freezer, space for slot-in cooker (gas currently disconnected).

First Floor Landing

Stairs from entrance hallway to first floor landing, sliding doors to boarded loft space with pull down ladder, light and power, and two Velux ceiling windows, coved ceiling, doors to bedrooms, bathroom and WC.

Bedroom One

Large master bedroom with Upvc double glazed window to rear aspect with outlook over the gardens and playing field beyond, coved ceiling, wall mounted electric heater, four sliding doors to built-in wardrobe complete with hanging rails and shelving.

Bedroom Two

Further spacious double bedroom with large Upvc double glazed window to rear aspect with outlook over the gardens and playing field beyond, coved ceiling, two sliding doors to built-in wardrobe complete with hanging rail and shelf, two sliding doors to built-in airing cupboard complete with hot water tank and shelving.

Bedroom Three

Spacious L shaped room with Upvc double glazed window to front aspect, wall mounted Dimplex electric heater, range of built-in wardrobes with vanity unit and inset hand wash basin, plus cupboards over.

Bathroom

Upvc double glazed window to front aspect with obscure glass. White suite comprising bath with tiled surround and pedestal wash hand basin, fully tiled walls, coved ceiling, electric light with heater.

WC

Upvc double glazed window to front aspect with obscure glass. White suite comprising low level WC and wash hand basin, fully tiled walls, coved ceiling.

Front Garden

Gate to front garden with path to covered porch and front door. Enclosed level front garden laid to paving and edged with borders stocked with mature plants and shrubs. Path and gate to side access.

Rear Garden

Covered raised terrace adjoining the rear of the property leading down onto a paved garden with a variety of beds and borders stocked with mature trees and shrubs. Gate to side access.

Garage and Parking

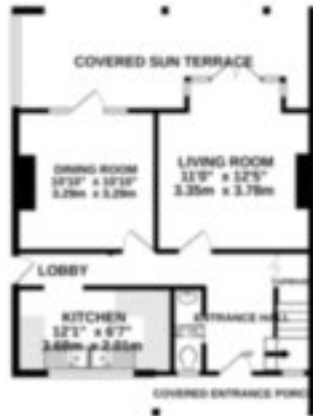
Detached garage (15'3" x 8'2")(4.65m x 2.44m) with roller door. Light and power. Window to rear. Hardstanding next to garage offering parking for one vehicle.



GROUND FLOOR
898 sq ft (82.4 sq m) approx.



1ST FLOOR
417 sq ft (38.5 sq m) approx.



TOTAL FLOOR AREA: 1,315 sq ft (120.9 sq m) approx.
Measurements are approximate. Measurements are given to the internal face of walls.



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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.