

16 Higher Kings Avenue, Pennsylvania Exeter, EX4 6JP



A substantial 1949 built semi detached house
Three bedrooms Two receptions * Large mature garden * PVCu
double glazing * Prime residential location * Off road parking and
garage * Not far from the city centre and University *

£325,000 Freehold DCX00162

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Higher Kings Avenue is a sought after residential road in a prime residential area on the north side of the city. It is close to the University and the city centre is a relatively quick half mile walk. The property is also within easy distance of the Exeter Academy English language school, making it ideal for letting a room to a student.

The house was built in 1949 and enjoys the quality of build from the period with traditional cavity walls (which have insulation) and solid internal walls. The house retains the features which were prevalent in homes before and just after the war: there is original parquet flooring in the dining room and picture rails in all the main rooms. There is plenty of storage space in the form of a larder and airing cupboard and external storage sheds. There is the benefit of PVCu double glazing throughout and gas central heating. The well proportioned gardens are a wonderful feature for families with children or those who appreciate the qualities of a traditional garden and the property provides plenty of off road parking. It is fair to say that the house does offer some scope for updating, but this is a well maintained and comfortable home and its traditional qualities provide much to commend it, as does its peaceful residential location.

Council tax band: D

THE ACCOMMODATION COMPRISES:

GROUND FLOOR

Hall

Part double glazed entrance door. PVCu double glazed to side aspect. Double panelled radiator. Fitted carpet and carpeted stairs to first floor. Telephone point. Wall mounted central heating and thermostat controls. Access to:

Dining Room 12' 3" x 9' 11" (3.723m x 3.021m)

Parquet wood flooring. PVCu double glazed window to the front. Radiator. Picture rails.



Sitting Room 14' 7" x 12' 3" (4.453m max into bay x 3.734m)

Bay window to the rear with a pleasant aspect over the rear garden. Pine wood block flooring (sealed).

Fireplace with timber mantel and surround, tiled hearth and gas fire with a Baxi back boiler supplying the central heating system. Original picture rails.



Kitchen 9' 9" x 7' 11" (2.980m x 2.424m)

Fitted range of base and wall cupboard units. Double drainer stainless steel sink unit. Space and point for gas cooker. Larder cupboard with shelving. Part glazed door to the rear. Double glazed window to the side.



W.C./Cloaks

W.C. Wash basin with tiled splashback. Radiator. Sealed cork tiled floor. Obscure PVCu double glazed window.

FIRST FLOOR

Landing

Fitted carpet. Hatch to insulated roof space. Built in airing cupboard housing lagged hot water cylinder and providing slatted shelving with a further cupboard above.

Bedroom One 15' 5" max x 12' 4" (4.711m into bay x 3.751m)

PVCu double glazed window with lovely open outlook to the rear. Fitted carpet. Radiator. Picture rails. Phone point.



Bedroom Two 12' 2" x 9' 10" (3.714m x 3.005m)
PVCu double glazed window to the front. Radiator. Picture rails. Fitted carpet.



Bedroom Three 9' 2" x 8' 0" (2.803m x 2.430m)
PVCu double glazed window with lovely open outlook towards the city and beyond. Radiator. Exposed floorboards. Picture rails.



Bathroom
Fitted with a white suite comprising W.C and pedestal wash basin and a plastic bath with shower over running off the hot water system. Fully tiled surrounds. Double panelled radiator. Obscure PVCu

double glazed window. Shaver/light point.

OUTSIDE

To the front there is a generous garden setting the property back from the road, providing a lawn with shrub bed and a driveway providing plenty of off road parking and access to the: **GARAGE. 4.561m x 2.47m** This original detached garage was built with a Morris Minor in mind! However, this is still big enough for a modest size car and there is plenty of workshop/storage space. Power points and light. Window to side.

There is a side access gate to the rear garden. Storage shed at the rear of the garage. Behind the house there is a level terrace which enjoys the southerly aspect overlooking the rear garden. The garden is very well proportioned and it provides a large lawn bordered by mature shrub and flower beds. At the lower end of the garden there are several fruit trees and a large fruit bed and a further fenced area providing a potential vegetable plot with a garden shed.



