

LOT  
15

11 Central Avenue, Exeter EX4 8NG

\*GUIDE PRICE £140,000–£160,000



A vacant two bedroom semi-detached bungalow requiring modernisation with potential for further extension subject to any requisite consents.

### DESCRIPTION

A vacant two bedroom semi-detached bungalow set in a well-established residential location in the popular Beacon Heath area of Exeter, having the benefit of low maintenance front and rear gardens. Whilst the property would benefit from further modernisation the property offers the potential for further improvement of the existing accommodation as is, with perhaps the potential subject to any requisite consents, for a loft conversion, rear extension and/or the provision of either garaging or on drive parking accessed from the shared driveway, upon which interested parties must make and rely upon their own planning enquiries of Exeter City Council planning department.

### LOCATION

Central Avenue is a well-established residential area in proximity of Beacon Heath and Whipton shops, with educational facilities for all ages and regular public transport links into the City Centre. The area is readily commutable to the M5/A38/A30 road networks, mainline railway stations and Exeter airport.

### ACCOMMODATION

**Ground Floor** Entrance hall, sitting room, kitchen, conservatory with utility room and storage room, two bedrooms and bathroom.

**Outside** Low maintenance front and rear gardens, the latter being fully enclosed and offering the potential to create either garaging or parking with access from the shared driveway.

### EPC

Energy Efficiency Rating - To be confirmed

### NOTES

Solar panels: The solar panels currently installed are owned outright by the vendors and supply domestic hot water to the property.

### AUCTION VALUER

Wendy Alexander

### VIEWING ARRANGEMENTS

Viewing strictly by prior appointment with Fulfords Exeter 01392 252666. General enquiries Countrywide Property Auctions 01395 275691.

