

A Rare Opportunity 6 Hooper Avenue

Exeter, Devon EX4 6DN

For Sale



Proposed Dwelling and Ancillary Accommodation

- City centre 1 mile
- An existing detached 3 / 4 bed bungalow with detached double garage and car port
- With the benefit of full planning permission for its demolition and replacement with a detached 4 bed dwelling and ancillary accommodation
- End of cul-de-sac in private location
- Beautiful, secluded site overlooking the University of Exeter parkland
- Site approx 0.42 acres (0.17 Ha)

Location

The property is approximately 1 mile from Exeter city centre. The City of Exeter has a residential population of approximately 118,000 (2011 Census) and is the Regional Service Centre for Devon. Exeter has a comprehensive range of educational, ecclesiastical, employment, shopping and leisure facilities and amenities, including John Lewis Department Store and Princesshay Shopping Centre.

Distances

City Centre – 1 mile
Central Railway Station – 1 mile
St Davids Railway Station – 1.3 miles
Exeter International Airport – 6 miles
M5 Junction 29 – 3.8 miles
(Distances approximate)

Existing Dwelling

6 Hoopern Avenue is a detached 3 / 4 bed bungalow, which is approached via a private drive off Hoopern Avenue, with a gravelled car parking area. This leads to a double garage with car port and a lawned garden with shed and summer house.

The property overlooks the University of Exeter parkland and has views towards the University's campus. The garden has an assortment of mature plants and shrubs with the backdrop of mature trees within the University parkland.

The bungalow has rendered elevations, uPVC double glazed windows and doors

and a pitched roof with interlocking tiles. The bungalow comprises of a kitchen / breakfast area, living room with conservatory, hallway, 4 bedrooms (1 en-suite) and family bathroom.

Kitchen / Breakfast area – 7.2m x 2.55m including gas-fired Rayburn which supplies hot water, central heating and cooking facilities; kitchen units with Belfast style sink, cupboards and drawers and work surface; airing cupboard with cylinder and immersion heater. Door to path.

Hallway with door to patio.

Living Room – 5.78m x 3.55m with fireplace inset with coal effect gas fire. This room leads to Conservatory, with door to patio.

Bedroom 1 – 4.92m x 3.35m including en-suite bathroom and door to patio.

Bedroom 2 – 3.04m x 2.62m

Bedroom 3 – 4.43m x 2.28m

Bedroom 4 / Reception Room – 4.07m x 2.91m

Bathroom – matching wc, hand basin and bath with Mira shower.

Overall, the property extends to approximately 0.42 acres (0.17 Ha).

Planning Permission

Exeter City Council has granted full planning permission (application number: 13/0088/03) dated 20 March 2013 for the demolition of the existing dwelling and

replacement with a detached contemporary, architect-designed 4 bed dwelling with separate ancillary accommodation.

Proposed Dwelling

The proposed dwelling is of a modern contemporary design and comprises:

Lower Ground Floor – 4 bedrooms (all en-suite with two having dressing rooms)

Ground Floor – entrance hall with cloakroom and wc/shower room either side, open plan kitchen, dining and living room incorporating a stunning open fire and separate utility room /play room.

The proposed dwelling extends to approximately 2,432 sq ft (226 sq m) GIFA with separate ancillary accommodation of approximately 570 sq ft (53 sq m). In addition, there are multiple opportunities to enjoy outdoor living, with an extensive patio accessible from the ground floor.

Tenure and Possession

We are offering the freehold for sale with vacant possession on completion.

Method of Sale

We are offering the freehold for sale by private treaty.

Council Tax

The VOA Council Tax Valuation List states that the existing dwelling is in Council Tax Band E.



Proposed Dwelling

VAT

We understand that our client has not opted to tax, therefore VAT will not be payable in addition to the purchase price. All interested parties should make their own enquiries of HMRC.

Local Authority

Exeter City Council
Civic Centre
Paris Street
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Rights of Way, Wayleaves and Easements

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

Services

The existing dwelling has mains electricity, water and gas. It has private drainage. All interested parties should make their own enquiries of the statutory utility providers.

Directions

From Savills' Exeter office head west on to Barnfield Road and at the junction turn left onto Western Way. At the roundabout take the first exit onto Paris Street. Continue on this road until the junction with Longbrook Street and then turn right. Continue on this road for 1/3 mile until the roundabout and then take the second exit on to Pennsylvania Road. Continue on this road for 1/2 mile having crossed over the traffic lights and then turn left on to Hooper Avenue. At the end of the cul-de-sac there is a turning circle, the driveway to the property is located between the two properties at the rear of the turning circle.

Additional Information

A CD Information Pack is available on request. This includes the following information:-

- Location plan
- Site plan
- Aerial plan
- Photographs
- CGIs
- Floor plans – existing and proposed
- Planning permission –13/0088/03
- Approved drawings
- Council Tax
- EPC Assessment and certificate
- Utility information

Viewings

Viewings by appointment with Savills.

EPC

EPC rating = F



Proposed Dwelling



Existing Dwelling



Existing Dwelling



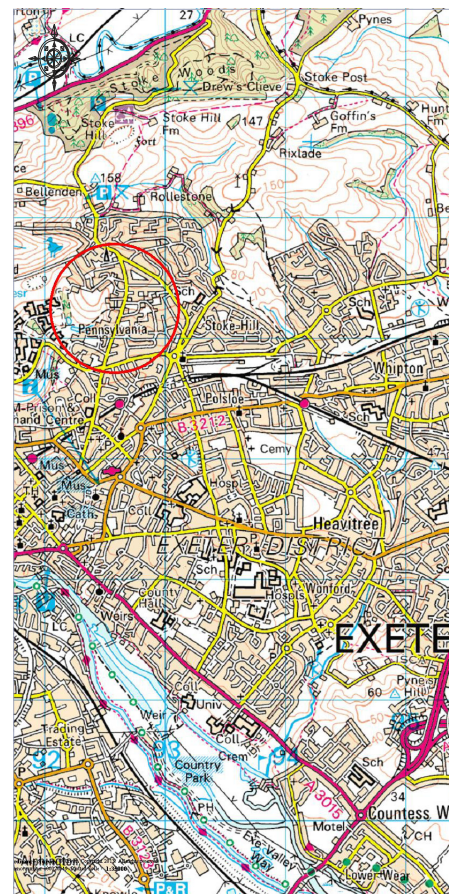
Existing Dwelling



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

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