



£360,000 Guide Price

Peterborough Road, Exeter EX4 2EG

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

Landline:- 01392 469333



www.rightathomeexeter.com



Step Inside

Key Features

- Extended Family 3 bedroom home
- Prime location for Exwick Heights Primary School 0.2 miles
- Master bedroom en-suite
- Garage/Driveway
- Freehold
- Council Tax - C
- Far reaching views across the city and open green
- Beautifully well maintained rear garden
- No onward chain

Main Particulars

3 BEDROOM EXTENDED FAMILY HOUSE GARAGE* DRIVEWAY* KITCHEN/DINNING ROOM* MASTER BEDROOM ENSUITE* ENCLOSED REAR GARDEN* FREEHOLD* COUNCIL TAX C* CLOSE PROXIMITY TO SCHOOLS/TOWN CENTRE*

FRONT DOOR TO:-

ENTRANCE VESTIBULE: Door to..

LOUNGE: 4.86 m x 3.61 m - This welcoming room has plenty of light due to the large window overlooking the front aspect, electric fireplace with surround, mantel and hearth, telephone, TV point and radiator

STAIRS rising to first floor

KITCHEN: 4.86 m x 2.89 m - Base cupboards and drawers with worktop, wall mounted cupboards, kitchen larder, hob with extractor fan, space for a freestanding slimline dishwasher, washing machine and fridge, built in double oven, one and half sink with drainer and mixer taps, radiator, TV Point, double glazed window to the rear aspect, double glazed french doors to the rear garden.

Steps down to

DINING ROOM: 2.47 m x 3.91 m - Double glazed patio door to the rear aspect, electric heater and door to the garage

FIRST FLOOR LANDING: loft access with loft ladder, boarded loft with electric and storage cupboard on landing

MASTER BEDROOM 5.52 m x 3.64 m - A light and spacious main bedroom with double glazed windows to the front aspect, built in glass wardrobes, radiator and TV point. Further built in cupboards and wardrobes surrounding the bed area and loft hatch.

EN-SUITE - 2.33 m x 2.49 m - The en-suite is of a good size comprising a corner Jacuzzi bath, tiled floor to ceiling shower cubicle with electric shower, WC, pedestal wash hand basin, radiator.

BEDROOM 2.80 m x 3.27 m - Double glazed window to the rear aspect, built in wardrobes/cupboards and radiator.

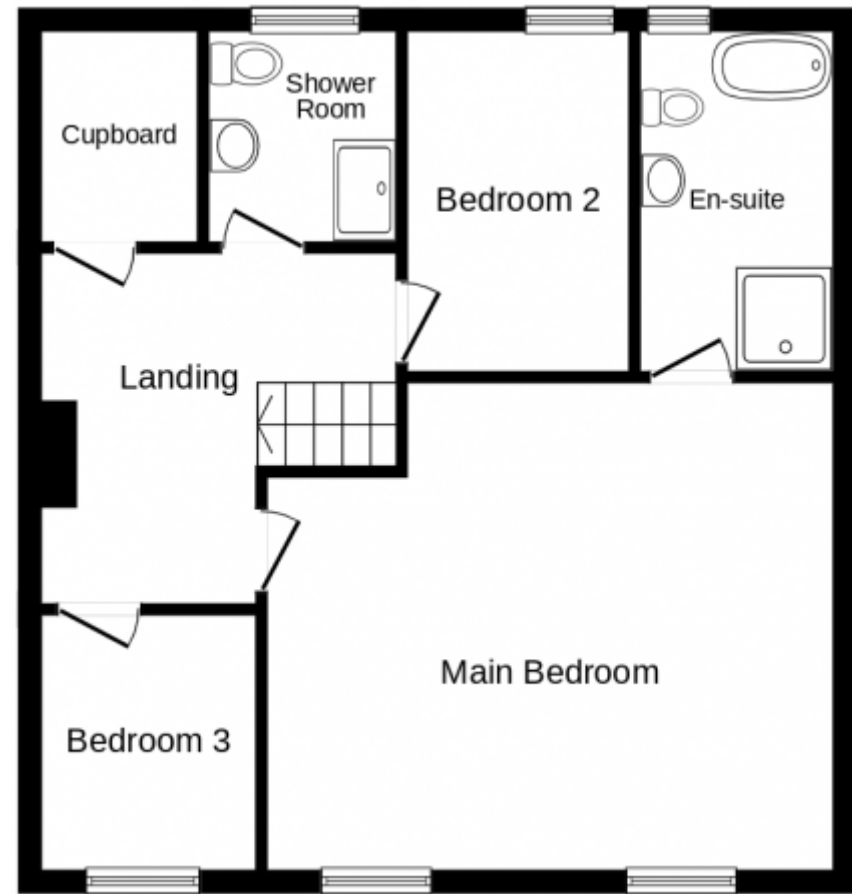
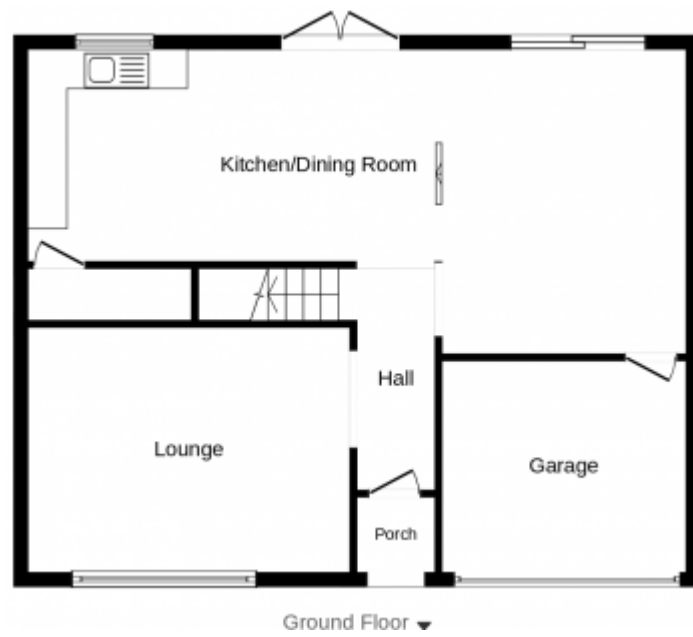
BEDROOM 3: 2.08 m x 2.10 m - Double glazed window to the front aspect and radiator.

BATHROOM: 2.07 m x 1.75 m - WC, wash hand basin, tiled floor to ceiling shower cubicle with electric shower, obscure double glazed window to the rear aspect.

OUTSIDE: To the front of the property is a driveway leading to the garage with electric door and pathway leading to the front door with area of gravel stones and shrubs.

REAR GARDEN To the rear is a good sized garden which enjoys a reasonable degree of privacy and area of artificial lawn, flower beds, mature shrubs border and patio area ideal for al fresco dining and entertaining, a shed is situated two steps down from the patio which also has electric in it.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Telephone: Landline:- 01392 469333



www.rightathomeexeter.com