



£250,000

Shakespeare Road, Exeter EX2 6BP

Semi-Detached House | 3 Bedrooms | 1 Bathroom

Landline:- 01392 469333



www.rightathomeexeter.com



Step Inside

Key Features

- PRICE £250,000
- SEMI DETACHED HOUSE
- THREE BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED WINDOWS & DOORS
- CORNER PLOT
- REAR SINGLE EXTENSION
- LARGE REAR GARDEN
- NEAR TO RD&E HOSPITAL, SCHOOLS AND LOCAL AMENITIES
- FREEHOLD
- COUNCIL TAX BAND B

Main Particulars

* £250,000 * SEMI DETACHED HOUSE * THREE BEDROOMS * GAS HEATING DOUBLE GLAZING * LOUNGE/DINER* FAMILY BATHROOM *FRONT AND REAR GARDENS * EXTENSION * LARGE REAR GARDEN * NEAR RD&E HOSPITAL, LOCAL AMENITIES AND SCHOOLS * FREEHOLD * COUNCIL TAX BAND B

A beautifully presented, semi detached family home. Occupying a highly convenient position with good access to the Royal Devon and Exeter Hospital, Ludwell Park and local amenities. Pleasant outlook and views over the neighbouring area, parts of Ludwell Valley and beyond, walking distance to Fore Street Heavitree, good bus routes into city centre.

The property is currently tenanted therefore might appeal to an investor.

Approach:

Off the tarmac path there are two gates - one is a pathway gate and the other is a driveway gate. Either side of the pathway are grassed areas, to the right-hand side is a large grass area boarded with a hedge. To the left-hand side is a small grass area, a driveway and then beyond that a further large grassed area boarded with trees, hedge.

Down the pathway towards the front door directly in front of you is a wooden garden gate giving you access to the rear garden. Slightly to the right-hand side is the front door.

Through the partially glazed front door straight into...

Lounge / Diner:

Open plan lounge diner a spacious room carpet flooring, radiator, television aerial point, gas fire, dual aspect windows - one to the front aspect and one to the side aspect. There is a storage cupboard which houses the electric circuit box and meter boxes.

Stairs to the first floor landing. Under stairs storage with a gas meter box and doors to...

Family Bathroom:

White paneled bath with shower off of mixer taps, pedestal basin, low level W.C and window to the rear aspect. Fully tiled around the bath and halfway around the wall. Dark tiled flooring.

Kitchen:

A range of white base drawer and eye level units, with marble effect work surface over, space for washing machine, tumble dryer, fridge freezer and cooker. Combination boiler on the wall and uPVC door to an extension.

Extension:

Useful room with vinyl flooring, window to the rear and uPVC door to the rear. A great additional space which can be used for anything.

First Floor Landing:

Smoke alarm and loft hatch, uPVC window to the rear and doors to...

Bedroom Two

A generous sized double room, carpet flooring, uPVC window to the rear and radiator.

Bedroom One

A large double room, carpet flooring, built-in mirrored wardrobes, dual aspect windows to the front and radiator.

Bedroom Three

uPVC window the front, radiator and carpet flooring.

Rear Garden

Small patio area for bin storage, large concrete shed, decked area and large lawned area Fully enclosed with brick wall, washing line and outside tap.





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		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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