



£315,000

Anthony Road, Exeter

Terraced House | 3 Bedrooms | 1 Bathroom

Landline:- 01392 469333



www.rightathomeexeter.com



Step Inside

Key Features

- Three bedroom mid-terrace house
- Fully enclosed rear garden
- Living Room
- Dining Room
- Galley style modern kitchen
- Bathroom
- Summer house / office / gym
- Close proximity to excellent schools / restaurants and shops
- Residents parking

Property Description

* THREE BEDROOM MID TERRACE HOUSE * LOUNGE * DINING ROOM * KITCHEN * FAMILY BATHROOM * REAR GARDEN * SUMMER HOUSE/CABIN * RESIDENTS PARKING * CLOSE PROXIMITY TO LADYSMITH AND HEAVITREE SCHOOLS * SHOPS * DOCTORS

Main Particulars

This fantastic three bedroom terraced home is located in the sought after area of Heavitree. The property comprises a lounge, dining room, modern kitchen and family bathroom as well as a fully enclosed rear garden with summer house/cabin. The property is also in close proximity to Schools, dentist, doctors, restaurants, public houses, Tesco Extra garage, post office, pharmacy and various other shops.

Council Tax Band: C

Tenure: Freehold

Access

There is a brick wall with black wrought iron railings that separates the public pathway from the front garden. The front garden is laid with concrete for low maintenance there are some pretty black wrought iron window boxes with plants outside the bay window. A low wall which separates you from the neighbours garden leading to the front wooden door with obscure glazed glass.

Hall

Once inside the front door there is a small vestibule with a further wooden glass paneled door leading to

Entrance Hall - Carpet flooring, wall hung radiator with shelf over, telephone point and doors leading to...

Living Room

A spacious lounge with a beautiful uPVC bay window to the front aspect. The window has lovely white wooden shutters. A chimney breast with a gas fire, slate hearth and a mantle piece surround. There two alcoves either side of the chimney breast, a large radiator with wooden shelf over and wood effect laminate flooring.

Dining Room

A good size room with a chimney breast and two alcoves either side of it, a large steel framed window to the rear, wood effect laminate flooring, radiator, doorway to the kitchen.

Kitchen

A lovely galley style kitchen with cream wood shaker eye level and base units with block wood effect worktop over. Built in electric oven, gas hob with aluminum cooker hood over, built in dishwasher, space for a washing machine and fridge freezer and understairs storage cupboard. Stainless steel sink with mixer taps and drainer, Worcester boiler, Hive system for lights and heating etc controlled via your phone. Laminate wood effect flooring, a uPVC window to the side aspect and a wooden glazed door to the rear garden.

Landing

There are carpeted stairs to the landing, with a loft hatch and large storage cupboard and doors to....

Bedroom 1

An extremely generous size bedroom with a beautiful uPVC bay window with wooden shutters to the front aspect. Chimney breast, large radiator, TV and WiFi points and wood effect laminate flooring.

Bedroom 2

A spacious double room with built in cupboard to one side of the chimney breast and shelving to the other side. uPVC window to the rear aspect, radiator and wood effect laminate flooring.

Bedroom 3

First off the stairs is a good size third bedroom with a wood framed window to the rear aspect, radiator and carpet flooring.

Bathroom

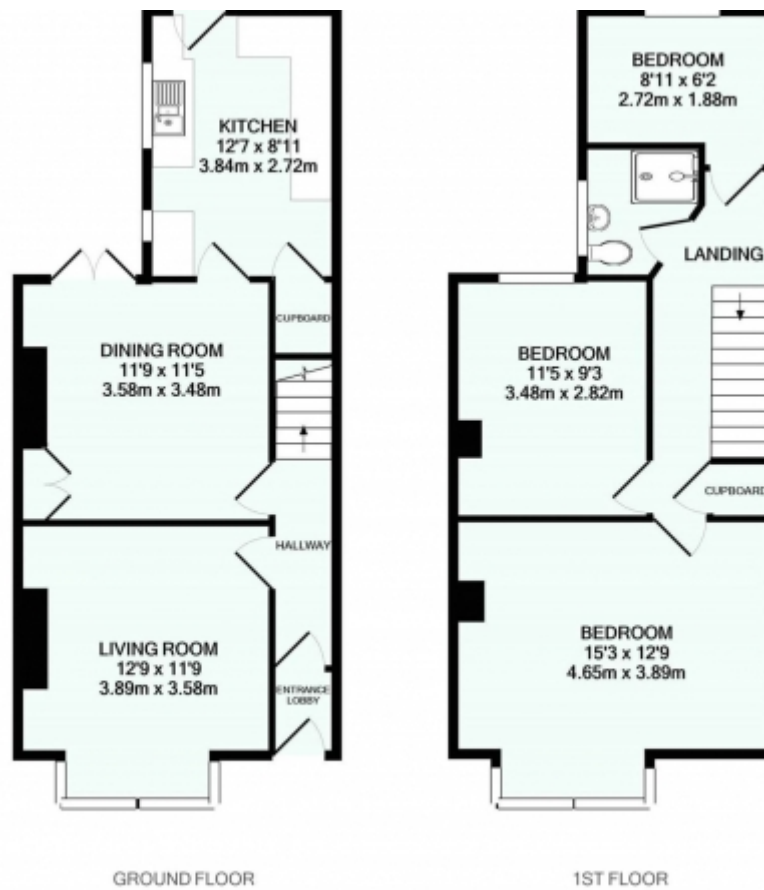
1.83m x 1.65m White bathroom suite, low level w/c, vanity sink unit and wash basin, bath with white panel, electric shower, bi-fold shower screen and fully tiled from bath to ceiling around the bath. Radiator, vinyl flooring and a uPVC window to the side aspect.

Rear Garden

To the rear of the property is a fully enclosed garden which has a decked area for alfresco dining, a further slabbed area which houses a summer house/cabin which has

electric and lighting. To the left of the garden is a low border wall with plants and shrubs and a further large render wall which has storage built in it. In front of the dining room window is a slate area and to the right hand side of the garden is another rendered wall topped with fencing making this a very private garden. There is a pathway which leads to the back gate at the rear giving access to the service lane.






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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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