



£235,000

Roundtable Meet, Exeter

Terraced House | 2 Bedrooms | 1 Bathroom

Landline:- 01392 469333



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# Step Inside

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## Key Features

- Mid Terrace
- Two Double Bedrooms
- Generous Living Room
- Well Presented Kitchen/Diner
- Brick Paved Driveway Providing Off Road Parking
- Gas Central Heating and uPVC Double Glazing
- Good Sized Enclosed Rear Garden Enjoying A High Degree of Privacy
- Close To Schools And Amenities
- Local Play Park
- Internal Viewing Recommended

## Property Description

\* MID TERRACE \* WELL PRESENTED KITCHEN/DINER \* TWO DOUBLE BEDROOMS \* GENEROUS LIVING ROOM \* CLOSE TO SCHOOLS & AMENITIES \* LOCAL PLAY PARK  
\* PRIVATE GARDEN \* OFF ROAD PARKING \*

## Main Particulars

A fantastic opportunity to acquire this modern two bedroom mid-terraced property located within the residential area of Chantry Fields. The property offers excellent access to local amenities, a regular bus service, well regarded schools and Exeter city centre.

This well appointed, delightful home is within the ever popular cul-de-sac location of Roundtable Meet. The property comprises covered porch area with useful outdoor storage cupboard, brief entrance hall leading into a generous sized kitchen/diner and light and spacious living room with door to the rear into the rear secluded garden. Upstairs comprises two lovely double bedrooms and good sized family bathroom.

Outside boasts an enclosed private well maintained level rear garden with access gate. The front of the property benefits from views over St James Sports Field and a brick paved driveway providing off road parking.

The property further benefits from gas central heating and uPVC double glazing. This great house will be a real hit with first time buyers and young families due to the nearby parks and schools, downsizers and would also offer a great opportunity as a potential buy to let investment. Viewing is highly recommended.

Council Tax Band: B

Tenure: Freehold

### Access

Off the public access onto the property's brick paved driveway for off road parking. To the left hand-side there is an external storage cupboard with electric, handy for storing shoes and coats. There is a covered entrance and front door with obscure double glazed panel, opening into...

### Entrance Hall

There is a radiator, staircase to the first floor, smoke detector and door to...

### Kitchen/Diner

A spacious room with white base eye-level and drawer units. Stainless steel sink and drainer with mixer taps, uPVC window to the front aspect. There is space for a washing machine, fridge freezer and space for a dining room table. Wall mounted radiator. Door to deep under stair storage cupboard. Door leading to...

### Living Room

Lovely sized lounge with uPVC window to the rear aspect. Wood effect laminate flooring, radiator and television aerial point. uPVC part glazed door to the rear aspect providing access to the enclosed garden.

### First Floor Landing

Loft hatch, smoke alarm and doors to...

**Bedroom 1**

uPVC window to the rear aspect with outlook of rear garden. Light grey carpet, wall mounted radiator and television aerial point.

**Bedroom 2**

uPVC window to the front aspect, radiator, light grey carpet flooring, built in wardrobes and storage cupboard over the bulkhead of the stairway. With outlook to St James Park.

**Bathroom**

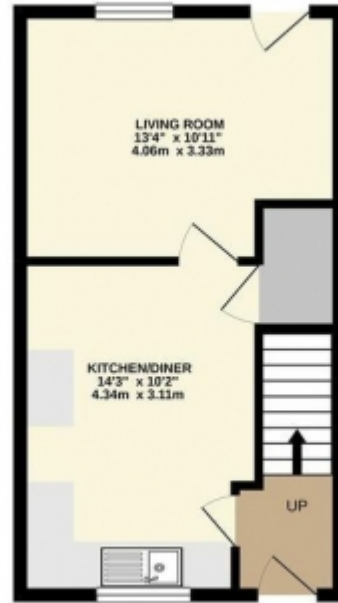
Matching white three piece suite with pedestal sink, low level W.C, white panelled bath with shower overhead and white tiled surround. Wall mounted radiator, extractor fan and wood effect flooring.

**Rear Garden**

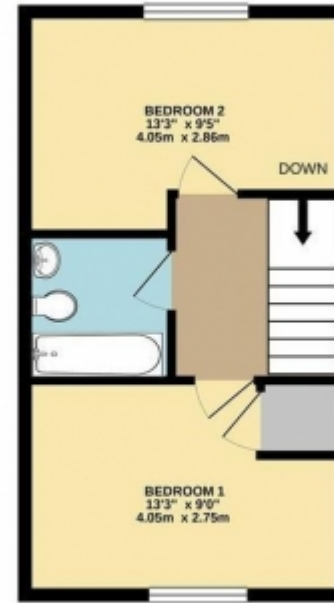
Fully enclosed rear garden with fence panelling, part level patio area and gate for rear garden access.



GROUND FLOOR

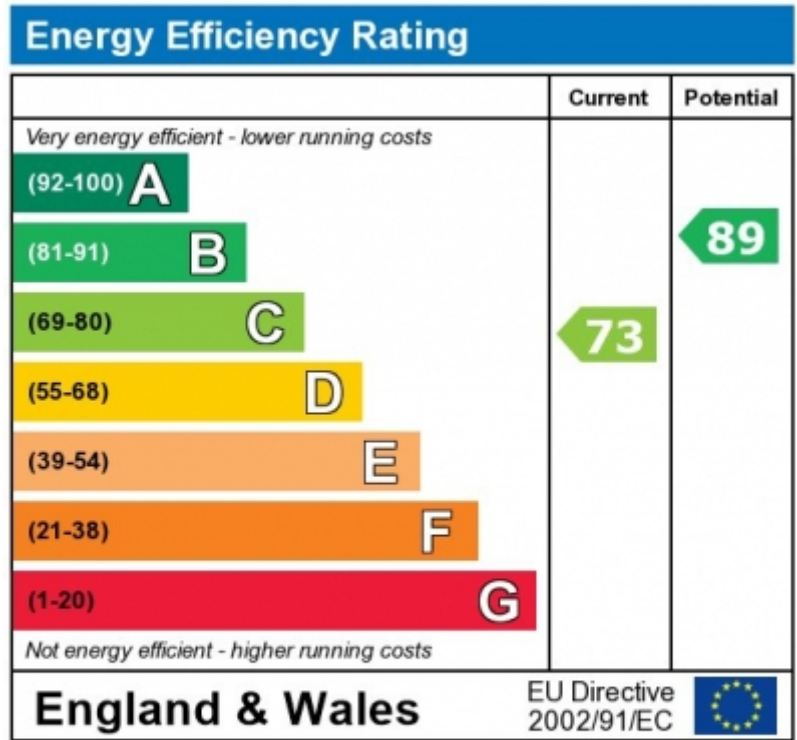


1ST FLOOR



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



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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