



£250,000 Guide Price

Leypark Road, Exeter

Semi-Detached House | 2 Bedrooms | 1 Bathroom

Landline:- 01392 469333



www.rightathomeexeter.com



Step Inside

Key Features

- Guide Price £250,000 to £260,000
- Two Bedroom Semi-Detached
- Immaculately Presented Throughout
- Newly Fitted Kitchen
- Spacious Living Space
- Conservatory
- Large Landscaped Rear Garden
- Popular Family Area With Easy Access To City Centre
- Close Proximity To Excellent Transport Links, Schools & Amenities

Property Description

Guide Price: £250,000 to £260,000. Step inside this immaculate and beautifully presented home with light and modern decor, situated in the popular Whipton area, close to local amenities, schools, shops and easy access into Exeter City Centre.

Main Particulars

This property has been tastefully upgraded throughout with real attention to detail. The suburb kitchen is a delight with a stunning new shaker style kitchen with London gloss tile surround and luxury vinyl wood effect flooring. Leading through the covered lean to into a handy utility area.

A spacious living room with naturally flowing light, leading in a conservatory that looks out onto the beautifully landscaped multi level rear garden with a pretty fish pond and garden shed. The garden is ideal for alfresco dining, family gatherings or just relaxing in the sun and plenty of room for a hot tub!

Leading up the staircase, to the first floor, there are two double bedrooms and a stunning family bathroom, fitted with a modern white suite.

Right At Home Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing.

Council Tax Band: B

Tenure: Freehold

Access

Off the public footpath, up a few steps there are two raised areas, one to the left and one to the right, both graveled for easy maintenance. There is a pathway in the middle which takes you to the front door and to the side access which gives you access to the rear garden. Through the grey composite partially glazed front door into the entrance hall.

Entrance Hall

Wood effect luxury vinyl flooring. Understairs storage cupboard. Matching light grey carpet stairs to the first floor landing and uPVC window to the side aspect. Wall mounted radiator.

Kitchen w: 2.21m x l: 3.38m (w: 7' 3" x l: 11' 1")

A lovely, newly fitted kitchen with an excellent range of light grey wood effect shaker style eye level, base and drawer units with light wood block effect worktop over. Inset black composite bowl and half sink with mixer tap and single drainer. Black fitted electric oven, electric four ring induction hob and extractor hood over and integrated fridge. There is also a storage cupboard which would have formerly been used as a pantry. Luxury wood effect vinyl flooring. uPVC half glazed side door into the side lean to and onto the utility area.

Utility Room

The utility room has plumbing and plenty of space for a washing machine, tumble dryer, fridge and freezer. Rolled edge work surfaces and handy eye level cupboards. Single glazed front aspect window. From the enclosed lean to, there are also doors to the front and rear aspects for easy access to the front and rear of the property.

Living Room w: 3.61m x l: 5.44m (w: 11' 10" x l: 17' 10")

A very spacious living room with uPVC window to the front aspect and double glazed patio sliding doors to rear aspect, into the conservatory. Chimney breast with open fireplace hosting a multi fuel burner. Matching light grey carpet flooring. Telephone and TV points and wall mounted radiator.

Conservatory

uPVC double glazed rear and side aspect windows, sliding double glazed door into the rear garden. Plenty of room for a dining room table. Luxury wood effect vinyl flooring.

First Floor Landing

uPVC window to the side aspect. Matching light grey carpet. Downlighters. Loft access with pull down ladder and loft is fully boarded.

Master Bedroom w: 4.88m x l: 2.46m (w: 16' x l: 8' 1")

Spacious and bright room from dual front aspect uPVC windows. Matching light grey carpet flooring. Built-in wardrobe over the stairs. Wall mounted radiator. Contemporary bedside ceiling pendant lighting.

Bedroom 2 w: 3.48m x l: 2.82m (w: 11' 5" x l: 9' 3")

A nice sized double bedroom with matching light grey carpet flooring. uPVC window to the rear aspect. Wall mounted radiator. There is plenty of room for large wardrobes, bedroom furniture and double bed.

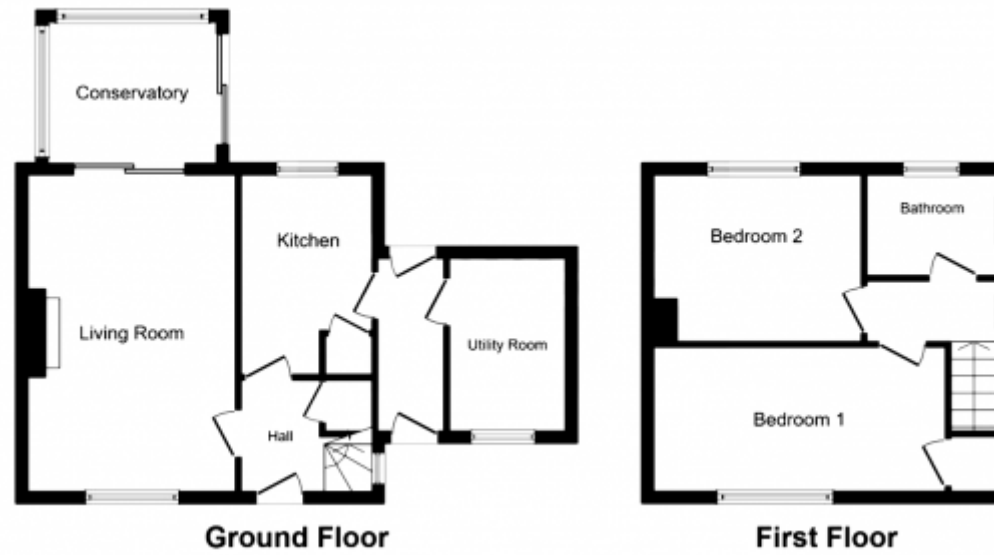
Bathroom

Matching white suite with panelled bath and shower over. Low level W.C and wash basin within gloss vanity unit. Wall mounted black ladder radiator. Extractor fan. Dual rear and side aspect obscure uPVC windows. Light grey tiled effect flooring.

Rear Garden

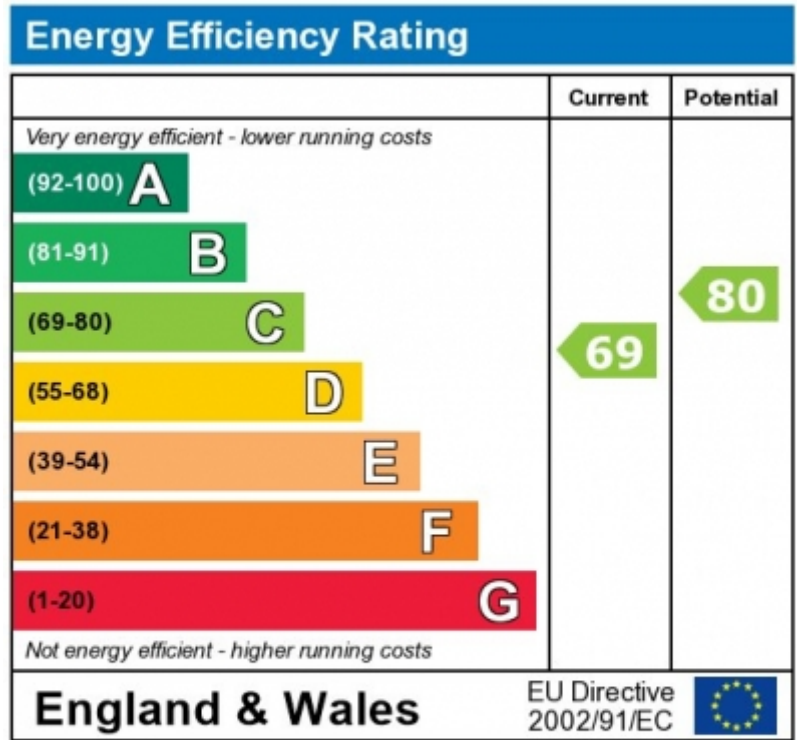
Fully enclosed, spacious rear garden split over three levels. Large patio area on the first level. Step up to the second level to a grassed lawn to the left hand and pond to the right. Final level boasts a large decking area to the left and another grassed lawn area to the right and garden shed, Outside tap. Doorway through the lean providing access to the side of the property.





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

Telephone: Landline:- 01392 469333



www.rightathomeexeter.com