



£235,000

Roundtable Meet, Exeter

End of Terrace | 2 Bedrooms | 1 Bathroom

Landline:- 01392 469333



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# Step Inside

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## Key Features

- Modern End Terrace Home
- Two Double Bedrooms
- Well Presented Throughout
- Good Sized Enclosed Rear Garden Enjoying A High Degree of Privacy
- Gas Central Heating and uPVC Double Glazing
- Brick Paved Driveway Providing Off Road Parking
- Close To Schools And Amenities
- Local Play Park
- Ideal For First Time Buyer or Buy To Let Investment
- Internal Viewing Recommended

## Property Description

\* END TERRACE \* TWO DOUBLE BEDROOMS \* MODERN KITCHEN / DINING ROOM \* GOOD SIZED REAR GARDEN \* DRIVEWAY FOR APPROX TWO CARS \* WELL PRESENTED THROUGHOUT \* IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY \*

## Main Particulars

A fantastic opportunity to acquire this modern two bedroom end-terraced property located within the popular 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 airy living room with door to the rear into the back garden. Upstairs comprises two lovely double bedrooms and a good sized family bathroom.

Outside boasts a great sized, private and well maintained level rear garden with access gate. At the front, is a brick paved driveway providing off road parking for 2 vehicles and decorative planters.

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 with parking for two vehicles to the right hand side of the property (with gate access into the rear garden). The garden to the front of the property has been laid to partial grassed lawn with raised gravelled shrub bed. Further area of garden laid to decorative stone chippings for ease of maintenance with dividing pathway leading to the front door. To the right the covered entrance front door is an external storage cupboard with electricity, handy for storing shoes and coats.

### Entrance Hall

Wall mounted radiator, staircase to the first floor, wood effect laminate flooring, smoke alarm and door to...

### **Kitchen / Dining Room**

14'4"(4.37m) x 10'2" (3.10m)

A spacious and modern room with shaker style wooden eye-level, base and drawer units with granite effect work surface over and grey tiled splashback. Stainless steel sink and drainer with mixer taps, combi-boiler (installed in 2019) and uPVC window to the front aspect. There is space for an electric/gas cooker, washing machine, dishwasher and full height fridge freezer. Plenty of space for a dining room table. Covered wall mounted radiator, grey tiled effect vinyl flooring and door to deep under stair storage cupboard. Glazed panelled door leading to...

### **Living Room**

13'2" (4.01m) x 10'8" (3.25m)

Delightful light and airy living room with uPVC window and uPVC part glazed door providing outlook and access to enclosed rear garden, both to the rear aspect. Wood effect laminate flooring, radiator and television aerial point.

### **First Floor Landing**

Matching coloured carpet flooring, loft hatch and smoke alarm and doors to...

### **Bedroom 1**

13'2" (4.01m) x 9'2" (2.79m) maximum.

uPVC window to the front aspect, wall mounted radiator, matching coloured carpet flooring, plenty of room for wardrobes and built-in storage cupboard over the bulkhead of the stairway.

### **Bedroom 2**

13'2" (4.01m) x 9'0" (2.74m) maximum.

uPVC window to the rear aspect overlooking the garden. Wall mounted radiator, television aerial point and matching coloured carpet flooring.

### **Bathroom**

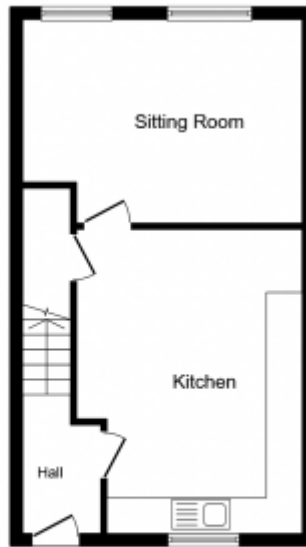
6'10" (2.08m) x 6'4" (1.93m)

Matching modern white suite with bath and electric shower over and fully tiled surround. Low level W.C. and pedestal wash basin. Light wood effect laminate flooring. Chrome ladder heated towel radiator, shaving point, inset LED spotlights to ceiling and extractor fan. uPVC obscure window to side aspect.

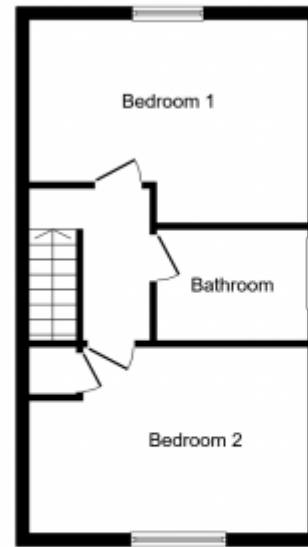
### **Rear Garden**

Fully enclosed, nice sized rear garden with fence panelling, level gravelled and lawn grassed areas. A large timber shed and side access to the front of the property. The summerhouse is open to negotiation.





**Ground Floor**  
Floor area 40.2 sq.m. (433 sq.ft.)



**First Floor**  
Floor area 40.2 sq.m. (433 sq.ft.)

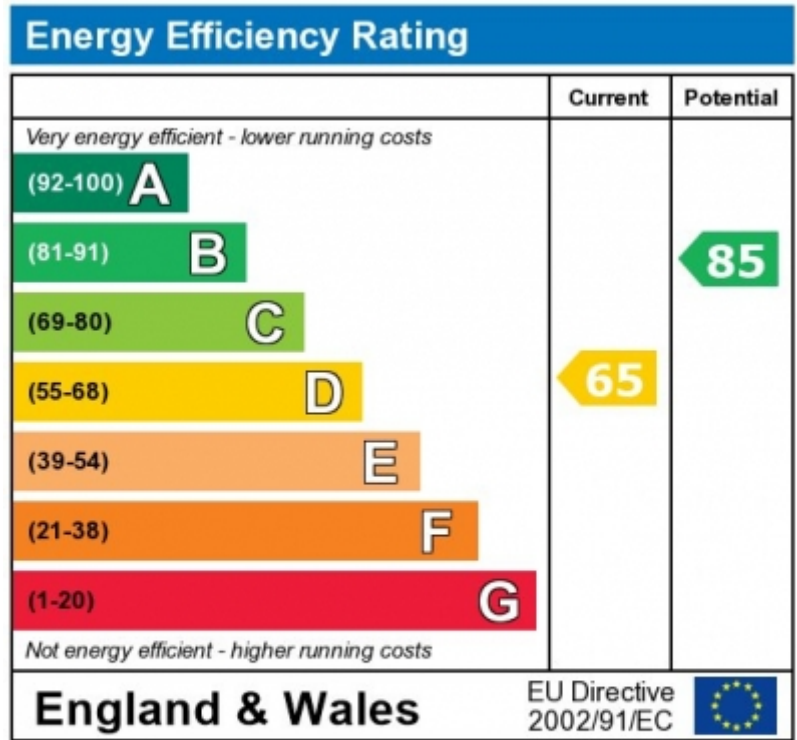
**TOTAL: 80.4 sq.m. (865 sq.ft.)**

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

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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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