



£225,000

Exwick Road, Exeter

Semi-Detached House | 3 Bedrooms | 1 Bathroom

Landline:- 01392 469333



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# Step Inside

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## Key Features

- No Onward Chain
- In Need Of Modernisation
- 3 Bedroom End Terrace Home
- Project Property
- Carport Behind The Property
- Front and Rear Gardens
- Gas Central Heating and uPVC Double Glazing
- Close Proximity To Excellent Transport Links, Schools & Amenities

## Property Description

This 3 bedroom end terrace property is situated in a popular residential area of Exwick. The property is in need of modernisation and would make a great project for an enthusiastic owner / investor.

## Main Particulars

This 3 bedroom end terrace property is situated in a popular residential area of Exwick. The property is in need of modernisation and would make a great project for an enthusiastic owner / investor. In brief, the property consists of a good sized kitchen/diner and spacious separate living room with an outlook on and access to the west facing rear garden. The first floor comprises two spacious double bedrooms and one single and a family bathroom. The property also benefits from a front garden and tiered west facing rear garden and a carport for one vehicle.

Once refurbished, this would make a great home for a first time buyer or investment property and is conveniently located in Exwick in Exeter, which is ideally placed within walking distance of local shops, pubs, bus routes, primary schools and doctors' surgery and with good access to Exeter City Centre, Exeter University, Exeter College, St Davids Railway station, the M5, A30 and A38. There are extensive recreational spaces on its doorstep with playing fields and paths along the river to Exeter Quay.

Council Tax Band: C

Tenure: Freehold

### Entrance Hall

Staircase rising to first floor. Under stair storage cupboard. Wall mounted radiator, telephone phone, thermostat control and smoke alarm. Matching light beige carpet flooring. Predominantly glazed doors to...

**Kitchen/Diner** w: 2.67m x l: 4.42m (w: 8' 9" x l: 14' 6")

Kitchen fitted with matching wooden eye level, base and drawer units with work surface over. Single drainer sink unit with mixer tap. Integrated oven. Four burner gas hob over with extractor fan above. Space and plumbing for washing machine and upright fridge/freezer. Wall mounted radiator. Part vinyl and part carpet flooring. uPVC double glazed window to front aspect with outlook across the front garden and surrounding neighbourhood.

**Living Room** w: 4.55m x l: 3.58m (w: 14' 11" x l: 11' 9")

Wall mounted radiator and separate gas fire. Wall lights. TV point. Matching light beige carpet flooring. Large uPVC window and uPVC glazed door leading out to back garden, to the rear aspect.

### **First Floor Landing**

Loft access. Smoke alarm. Storage/linen cupboard which also houses the Ideal Esprit Eco 24 combi-boiler. Matching light beige carpet flooring. Doors to...

**Bedroom 1** w: 2.67m x l: 4.45m (w: 8' 9" x l: 14' 7")

Wall mounted radiator. uPVC window to front aspect with outlook across garden and surrounding neighbourhood.

**Bedroom 2** w: 2.67m x l: 3.59m (w: 8' 9" x l: 11' 9")

Wall mounted radiator. uPVC window to rear aspect with outlook across the rear garden.

**Bedroom 3** w: 1.75m x l: 2.71m (w: 5' 9" x l: 8' 11")

uPVC window to rear aspect with outlook across the rear garden.

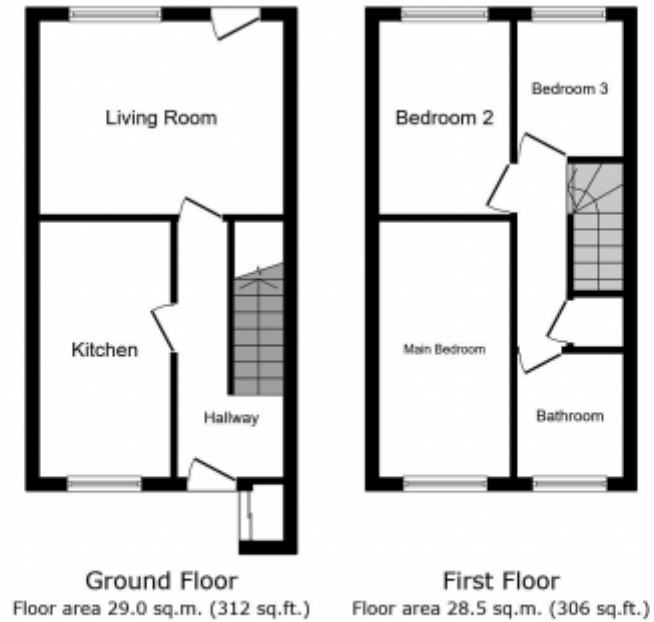
**Bathroom** w: 1.75m x l: 2.25m (w: 5' 9" x l: 7' 5")

Original matching yellow suite comprising W.C, wash hand basin, panelled bath with electric shower over. Fully tiled walls. Wall mounted radiator. uPVC obscure window to front aspect.

### **Outside**

To the front of the property, steps lead up to the front door with canopy over and handy storage cupboard housing electric meter. Either side of the path, the garden is laid to gravel and some shrubs. A pathway to the right of the property provides side access to the rear of the property which has a private patio area and then steps leading up to a car port (accessed by road) providing parking for one vehicle. Further steps lead to a sloped lawn area of garden which is west facing and with views across Exwick fields and Exeter College in the distance.



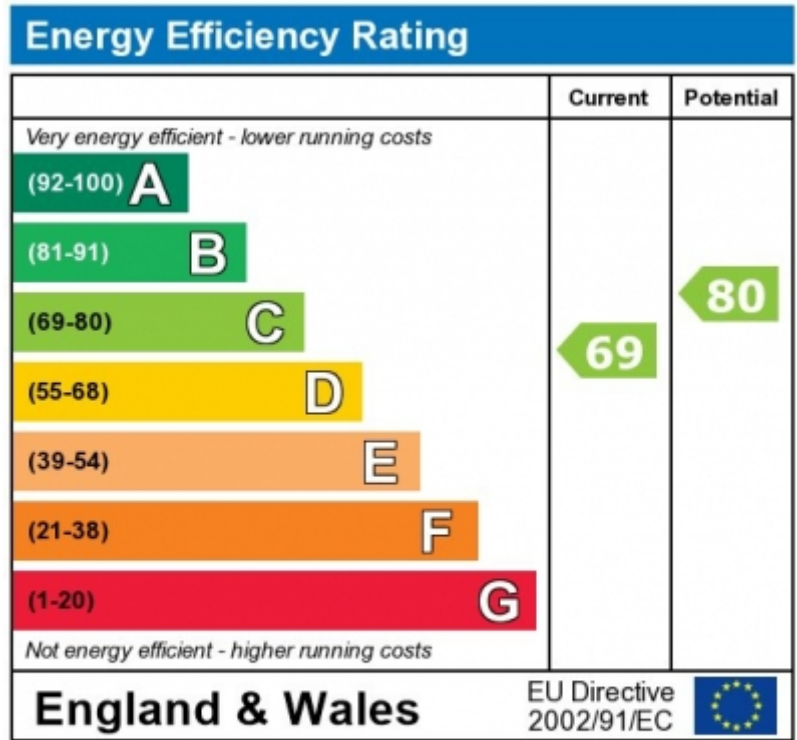


**TOTAL: 77 sq.m. (618 sq.ft.)**

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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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