



£230,000

Howard Close, Exwick, Exeter

Terraced House | 2 Bedrooms | 1 Bathroom

Landline:- 01392 469333



www.rightathomeexeter.com



Step Inside

Key Features

- Mid Terrace Home
- Two Double Bedrooms
- Spacious Kitchen Diner
- Good Size Rear Garden
- Allocated Parking
- Gas Central Heating and uPVC Double Glazing
- Walking Distance to St David's Train Station and University
- Popular Exwick Location

Property Description

* MID-TERRACE * TWO DOUBLE BEDROOMS * OPEN PLAN KITCHEN DINER * SPACIOUS LIVING ROOM * BAY FRONTED WINDOW * ALLOCATED PARKING * GOOD SIZED REAR GARDEN * DOUBLE GLAZING & CENTRAL HEATING * WALKING DISTANCE TO ST DAVID'S TRAIN STATION *

Main Particulars

This modern, well presented two-bedroom, mid-terrace home is situated in an elevated position in the desirable area of Exwick. Perfectly positioned within walking distance to Exeter St David's station, the University, the City Centre and is well placed for public transport.

Upon entering, you are greeted by an entrance vestibule, leading into a spacious living room, enhanced by a feature square bay window that fills the space with natural light. Towards the rear of the home, there is a bright and spacious kitchen with a dining area, perfect for entertaining.

Upstairs, you will find two generously sized double bedrooms and a family bathroom.

The property benefits from a private rear garden, ideal for outdoor relaxation, and a dedicated parking space.

This lovely home has double glazing throughout and gas central heating. Viewings are highly recommended.

Exwick is a sought-after neighbourhood, popular with families. The area offers several conveniences, including local shops, pubs, a health centre, and two highly regarded primary schools. With ample green spaces nearby and reliable bus services to the City Centre, this location is perfect for those looking for a blend of suburban tranquillity and city accessibility.

Council Tax Band: B

Tenure: Freehold

Entrance Hall

Storage cupboard and shelving, door to..

Living Room

3.5m x 5.0m (11'6" x 16'5") Maximum.

Open stairs to first floor landing, double glazed bay window to the front, radiator, door to..

Kitchen/Diner

3.4m x 3.5m (11'2" x 11'6"),

Wood effect base and wall cupboards and drawers with worktop over, built in oven and hob with extractor over, space for fridge freezer, space for washing machine, sink and drainer with mixer tap, double glazed window to the rear, door to the rear garden.

First Floor Landing

Loft access, storage cupboard, doors to..

Bedroom 1

3.5m x 2.4m (11'6" x 7'10")

Double glazed window to the front, radiator.

Bedroom 2

3.7m x 2.5m (12'2" x 8'2")

Double glazed window to the rear, radiator, storage cupboard.

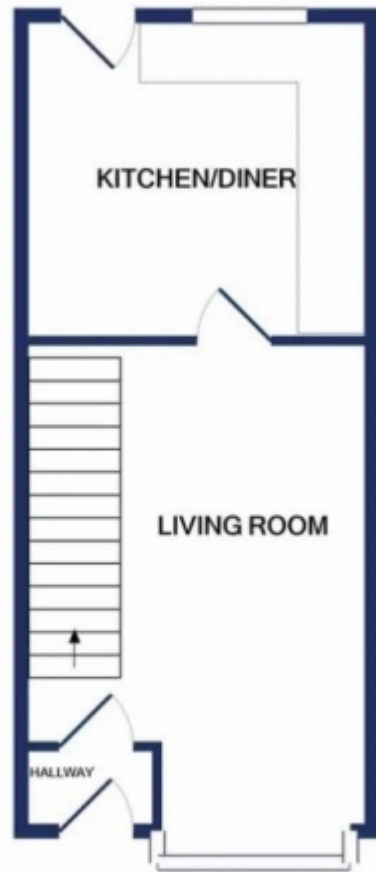
Bathroom

Close coupled WC, wash hand basin, paneled bath with shower over, extractor fan.

Outside

To the rear is an enclosed garden mainly laid to paved patio.





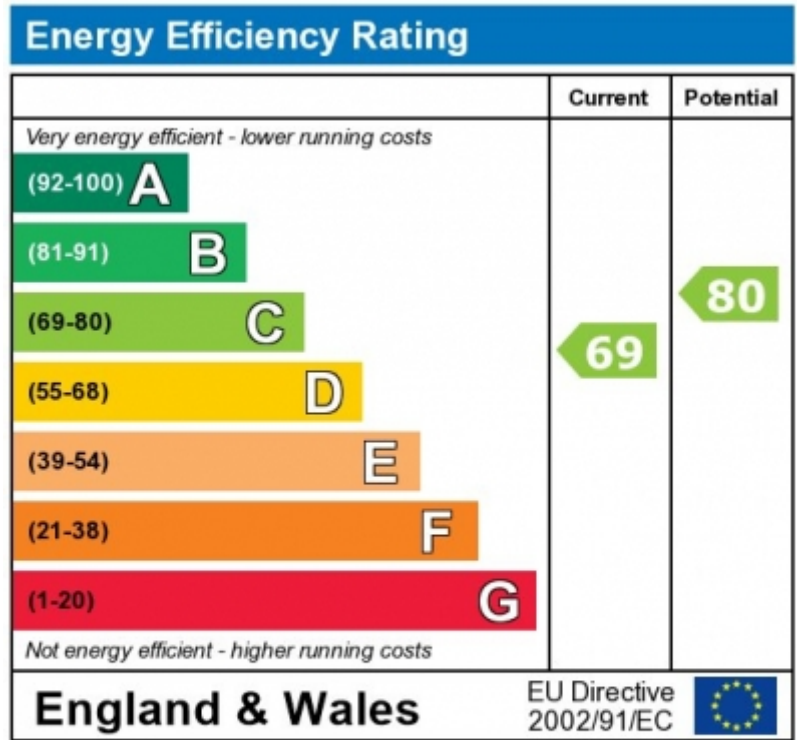
GROUND FLOOR



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 ©



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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