



£330,000

Edinburgh Drive, Exeter

Semi-Detached House | 3 Bedrooms | 1 Bathroom

Landline:- 01392 469333



www.rightathomeexeter.com



Step Inside

Key Features

- Extended Semi Detached Family Home
- Three Bedrooms
- Far Reaching Views
- Garage & Off Road Parking
- Tucked Away In A Quiet Cul-De-Sac
- Lovely Garden on 2 Sides
- Gas Central Heating and uPVC Double Glazing
- Well Presented Throughout
- Close Proximity To Excellent Transport Links, Schools & Amenities

Property Description

* SEMI-DETACHED *THREE BEDROOMS * OPEN PLAN KITCHEN / DINING SPACE * GARDEN ON 2 SIDES * PARKING & GARAGE * POPULAR LOCATION * FAR REACHING VIEWS TOWARDS THE CITY * EASY ACCESS TO LOCAL AMENITIES *

Main Particulars

Nestled in a quiet cul de sac, with far reaching views towards the City, this well-presented semi- detached home offers a great living experience with convenient access to local amenities and the vibrant city centre.

Upon entering the property, you are greeted by a meticulously maintained ground floor that boasts a spacious living room, perfect for relaxing or entertaining guests. The kitchen/dining room provides a welcoming space for family meals and gatherings. This area is further enhanced by French doors that open out to the rear garden, seamlessly blending indoor and outdoor living.

Ascending to the first floor, you will find three generously sized bedrooms, each offering a comfortable retreat for family members or guests. There is also a well-appointed family wet room, providing functionality.

The charming garden is set on two sides and is meticulously maintained. This outdoor space can be enjoyed by all ages, either providing a place of tranquillity or hosting family get togethers, or children playing.

The front of the property is equally appealing, with steps leading to the front door bordered by attractive flower beds, adding a touch of nature to the entrance. Adjacent to the property is a garage and private driveway providing convenient off-street parking, ensuring ease of access.

The property is located in Exwick, 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

Living Room

(w) 3.62m² x (l) 4.09m²

Kitchen Area

(w) 2.26m² x (l) 4.60m²

Dining Area

(w) 2.29m² x (l) 4.60m²

Bedroom 1

(w) 2.87m² x (l) 3.26m²

Bedroom 2

(w) 3.36m² x (l) 2.74m²

Bedroom 3

(w) 2.75m² x (l) 2.25m²

Bathroom

(w) 2.2m² x (l) 1.67m²





Ground Floor
Floor area 53.1 m² (571 sq.ft.)



First Floor
Floor area 42.6 m² (459 sq.ft.)



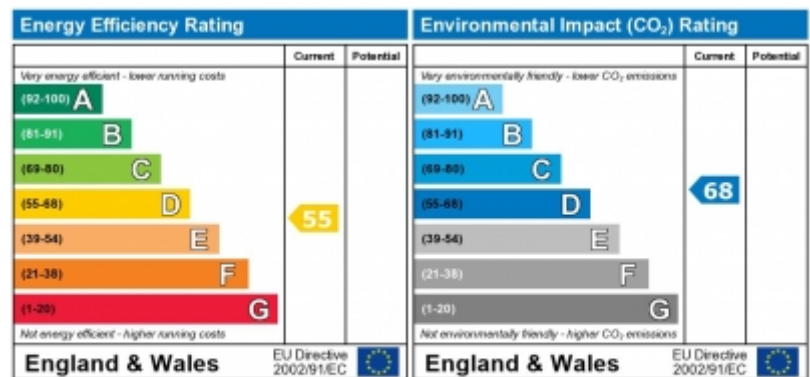
Garage
Floor area 16.6 m² (179 sq.ft.)

TOTAL: 112.3 m² (1,209 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspector(s). Powered by www.Propertybox.ie

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 efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂)

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