



£250,000

Leypark Road, Exeter, Devon,

Semi-Detached House | 2 Bedrooms | 1 Bathroom

Landline:- 01392 469333



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Step Inside

Key Features

- Semi Detached Home
- Two Double Bedrooms
- Bright & Spacious Dual Aspect Living Room
- Separate Kitchen
- Family Bathroom
- Attic room
- Large Landscaped Rear Garden
- Driveway for two cars
- Detached Outbuilding

Property Description

* SEMI DETACHED * TWO DOUBLE BEDROOMS * DUAL-ASPECT LIVING/DINING ROOM * FAMILY BATHROOM * SPACIOUS ATTIC ROOM * DRIVEWAY FOR TWO CARS * DETACHED OUTBUILDING * LARGE TIERED GARDEN * WELL PRESENTED THROUGHOUT * POPULAR WHIPTON LOCATION *

Main Particulars

Welcome to this delightful two double-bedroom semi-detached home, offering a perfect blend of comfort, functionality, and charm. Situated in the sought-after Whipton area, this property is ideal for families, professionals, or those seeking additional space with excellent local amenities and transport links nearby.

Upon arrival, you are greeted by a large driveway, providing ample off-road parking, and a well-maintained front garden that adds to the home's curb appeal.

As you step through the front door into the entrance hallway, the thoughtful layout of the property becomes evident. To your left, a door opens into the dual-aspect living/dining room, a bright and airy space with natural light streaming in from two sides. This inviting area also features a handy storage cupboard, perfect for tidying away household essentials.

Straight ahead from the hallway, you'll find the kitchen, a practical and well-organised space with plenty of potential for personalisation. The kitchen benefits from additional storage under the stairs, making it both functional and convenient for modern living.

Upstairs, the property boasts two generously sized double bedrooms, each offering comfortable accommodation. The master bedroom is particularly noteworthy, as it provides access to a versatile attic room via a staircase and internal door. Whether you envision this space as a home office, playroom, or additional storage, the possibilities are endless.

A modern family bathroom completes the first-floor layout, offering a well-appointed space for relaxation and practicality.

The property's rear garden is a standout feature, thoughtfully arranged into three tiers. The top tier boasts a spacious patio area, ideal for entertaining, al fresco dining, or simply enjoying the outdoors. The bottom tier features a large garden shed, providing ample storage for gardening tools and equipment.

In addition, the property benefits from a side entrance, leading to a detached utility/outbuilding. This flexible space offers excellent potential for use as a workshop, home gym, or additional storage. Another key feature is the potential to extend the property, subject to obtaining the necessary planning permissions and approvals.

Situated in the highly regarded Whipton area, this home enjoys a convenient location with easy access to a variety of amenities. A short walk connects you to local shops, schools, and a reliable bus service, while major transport links and the city centre are within close proximity.

Council Tax Band: B

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Living Room

w: 3.48m x l: 5.44m (w: 11' 5" x l: 17' 10")

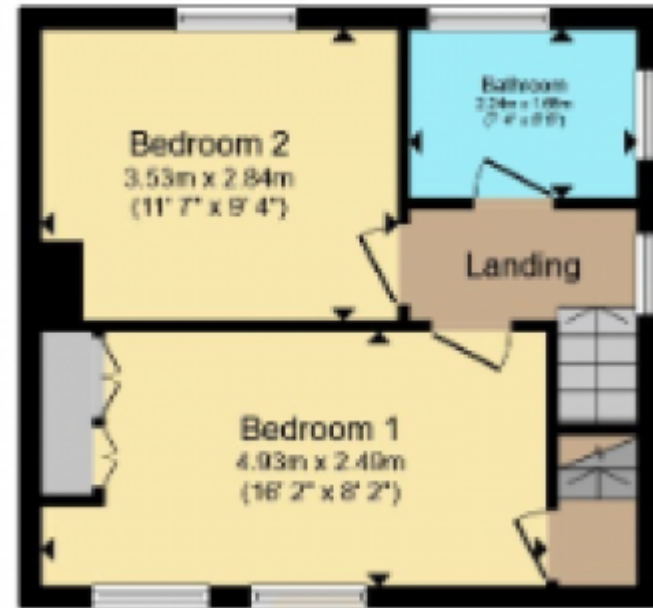
Kitchen w: 2.24m x l: 4.34m (w: 7' 4" x l: 14' 3")

Bedroom 1 w: 2.4m x l: 4.03m (w: 7' 10" x l: 13' 3")

Bedroom 2 w: 2.84m x l: 3.53m (w: 9' 4" x l: 11' 7")

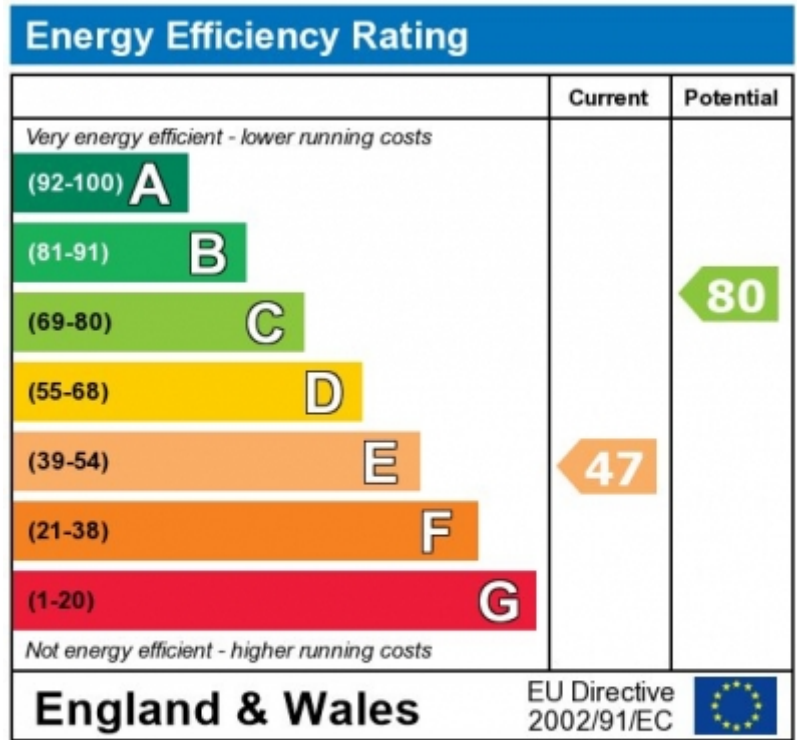
Bathroom





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

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