



East of 
ESTATE AGENTS

Somerville Crescent
Exeter £370,000

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A superb and beautifully presented detached house sitting within a larger than average plot on a much sought after development close to Topsham and Exeter Golf and Country Club. The property offers 3 bedrooms, master en-suite, family bathroom, cloakroom, sitting room with double doors to the level rear gardens, Kitchen/diner and Garage with access from the garden, power, lighting and off road parking in front. The garden is a particular feature of the property being a good sized west facing plot.

Detached House | Three Bedrooms

| Master En-suite | Kitchen/Diner | Sitting Room

| Downstairs Cloakroom | Sought After Location

| Good Sized Level Rear Gardens

| Garage and Parking

APPROACH

Composite front door to entrance hallway.

Entrance Hallway

Attractive entrance hallway with quality wood effect laminate flooring, radiator, telephone point, stairs to first floor, door to understair storage cupboard, doors to sitting room, kitchen/dining room and cloakroom.

Cloakroom 6' 4" x 3' 11" (1.93m x 1.19m)

Modern white suite comprising low level WC and pedestal wash hand basin with tiled splashback, matching quality wood effect laminate flooring, extractor fan, radiator, coat hanging space.

Sitting Room 18' 7" x 9' 10" (5.66m x 3m)

Light and spacious double aspect room with Upvc double glazed window to front aspect and Upvc double glazed French doors to garden, two radiators, TV and telephone points.



Kitchen/Dining Room 18' 7" x 8' 2" (5.66m x 2.49m)

Further light and spacious double aspect room with Upvc double glazed windows to front and side aspect. Modern fitted kitchen with range of base and wall units in white finish, wood effect worktop with matching upstand with inset stainless steel sink, integral electric single oven and gas hob with stainless steel splash panel and extractor hood over, space and plumbing for washing machine and dishwasher, space for freestanding fridge/freezer, recessed spotlights, wall mounted gas boiler, radiator, tiled floor.

First Floor Landing

Stairs from entrance hallway to spacious first floor landing, hatch to loft space, doors to bedrooms and bathroom.

Bedroom One 12' 8" x 9' 11" (3.86m x 3.02m)

Spacious master bedroom with Upvc double glazed window to side aspect, TV and telephone points, door to en-suite.

Ensuite 8' 8" x 5' 9" (2.64m x 1.75m)

Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising low level WC, pedestal hand wash basin and glass door to tiled shower enclosure with mixer shower, radiator, tiled floor, extractor fan, door to airing cupboard complete with shelving.

Bedroom Two 9' 7" x 8' 4" (2.92m x 2.54m)

Further spacious double bedroom with Upvc double glazed window to front aspect, radiator.

Bedroom Three 8' 7" x 8' 5" (2.62m x 2.57m)

Upvc double glazed window to side aspect, radiator.

Bathroom 7' 6" x 6' 5" (2.29m x 1.96m)

Upvc double glazed window to front aspect with obscure glass. Modern white bathroom comprising low level WC, pedestal hand wash basin and bath with tiled surround, glass shower screen and mixer shower over, chrome ladder style radiator, extractor fan.

Front Garden and Parking

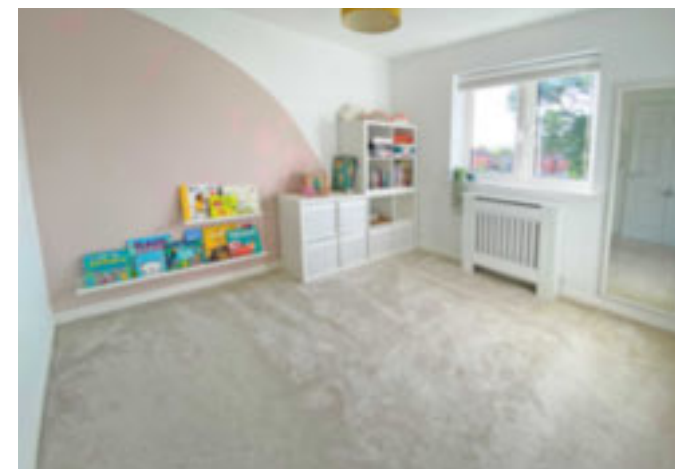
Small open front garden area laid to decorative stone. Tarmac shared driveway leading to single garage and driveway parking for two vehicles. Gate to garden.

Garage 20' 1" x 10' 6" (6.12m x 3.2m)

Up and over door to generous sized garage. Light and power. Eaves storage. Pedestrian door to garden.

Side Garden

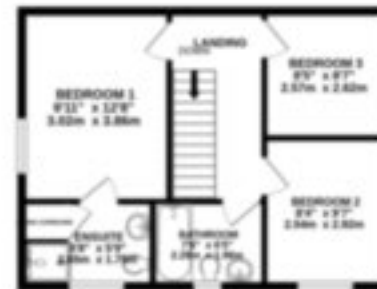
Large enclosed level garden runs along the side of the property - mainly laid to lawn with lovely entertaining area with wooden pergola and paved patio area, further area laid to decorative stone with fitted garden shed. Path leading to pedestrian door to garage.



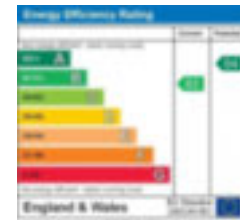
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Hergo 1.0001



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East of **EXE**

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.