



A superb example of a well proportioned 3 bedroom semi detached house, presented to a high standard with level garden and situated on a well regarded development just off of Topsham Road. Perfectly placed for M5 access, train links, the nearby Golf & Country Club and only a short walk from Topsham.

Vernon Crescent
Exeter £325,000

East of **EXE**

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Semi Detached | Three Bedrooms | Kitchen/Dining Room | Sitting Room |
Master Ensuite | Family Bathroom | Rear Garden | Allocated Parking Space |
Close To All Major Routes

Approach

Covered entrance canopy, composite front door to entrance hallway, outside light.

Entrance Hallway

Attractive hallway with stairs to first floor, radiator, doors to cloakroom and living room.

Cloakroom 4' 8" x 2' 9" (1.42m x 0.84m)

Modern white suite comprising low level WC and wash hand basin with tiled splashback, radiator, extractor fan.

Living Room 16' 5" x 13' 2" (5m x 4.01m) (max)

Spacious living room with Upvc double glazed window to front aspect, radiator, TV and telephone points, door to kitchen/dining room.

Kitchen/Dining Room 16' 1" x 10' 7" (4.9m x 3.23m)

Light and spacious kitchen/dining room with Upvc double glazed window and Upvc double glazed French doors to garden, modern fitted kitchen with excellent range of base, wall and drawer units in light wood finish, roll-edge worktop with tiled surround and inset stainless steel sink, integral electric single oven and gas hob with cooker hood over, space and plumbing for washing machine, space for freestanding fridge/freezer, wall mounted gas combi boiler, door to deep understair cupboard.

First Floor Landing

Stairs from entrance hallway to first floor landing, hatch to loft space, door to airing cupboard complete with shelf, doors to bedrooms and bathroom.

Bedroom One 10' 6" x 10' 0" (3.2m x 3.05m)(plus deep door recess)

Spacious master bedroom with Upvc double glazed window to front aspect, radiator, range of quality built-in wardrobes complete with hanging rails and shelving, door to en-suite.

Ensuite 5' 7" x 5' 3" (1.7m x 1.6m) (plus deep shower recess)

Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising low level WC, pedestal wash hand basin and glass door to tiled walk-in shower enclosure with electric shower over, radiator, shaver point, extractor fan.

Bedroom Two 9' 6" x 9' 4" (2.9m x 2.84m)

Further spacious double bedroom with Upvc double glazed window to rear aspect, radiator, fitted wardrobe complete with hanging rail and shelf.

Bedroom Three 8' 9" x 6' 9" (2.67m x 2.06m)

Upvc double glazed window to rear aspect with outlook over the garden, radiator.

Bathroom 7' 3" x 6' 0" (2.21m x 1.83m)

Upvc double glazed window to side aspect with obscure glass. Modern white suite comprising low level WC, pedestal wash hand basin and bath with tiled surround, glass shower screen and mixer shower over, shaver point, extractor fan, radiator.

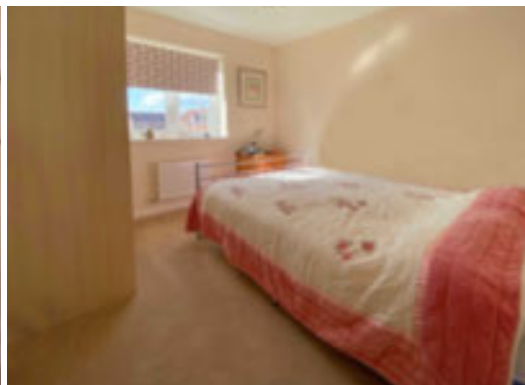
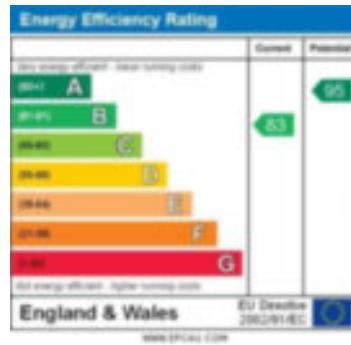
Outside

Front Garden :- Open front garden area laid to lawn with borders stocked with a variety of shrubs. Pathway to front door.

Rear Garden:-

Enclosed level south/westerly facing rear garden laid mainly to lawn with paved patio adjoining the rear of the property. Paved pathway to side access gate and onto garden shed. Outside tap.

Parking :- Allocated parking space located to the side of the property.



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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.