



East of 
ESTATE AGENTS

4 Millstream
Exeter £365,000

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Mid Terrace | 3 Bedroom | Large Reception

| Fitted Kitchen | Master En-Suite

| Family Bathroom and Separate WC

| Lovely West Facing Garden

| Allocated Parking Space

| Quiet Well Located Cul-de-sac

| No Ongoing Chain

APPROACH

Covered entrance canopy. Composite part glazed front door to entrance hallway.

ENTRANCE HALLWAY

Wood effect laminate floor. Radiator, telephone point, inset mat. Stairs to first floor, doors to cloakroom and living room.

CLOAKROOM

Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c. and pedestal hand wash basin with tiled splashback. Radiator.

LIVING ROOM 18' 5" x 17' 1" (5.61m x 5.21m) (max)

Light and spacious room with Upvc double glazed window to rear aspect and Upvc double glazed french doors to garden. Two radiators, TV and telephone points, wood effect laminate flooring, door to airing cupboard complete with hot water tank and shelf and next to it, door to spacious understair cupboard. Doorway opening to kitchen.

KITCHEN 9' 8" x 8' 9" (2.95m x 2.67m)

Upvc double glazed window to front aspect. Modern fitted kitchen with range of base, wall and drawer units in high gloss white finish. Worktop with matching



upstands and inset stainless steel sink. Integral single electric oven and gas hob with stainless steel splash panel and modern cooker hood over. Intergal fridge/freezer, space and plumbing for washing machine and dishwasher, TV point.

STAIRS/LANDING

Stairs from entrance hallway to spacious first floor landing. Hatch to loft space. Radiator. Door to large storage cupboard housing Potterton gas boiler. Doors to bedrooms and bathroom.

BEDROOM 1 12' 3" x 11' 8" (3.73m x 3.56m)

Light and spacious master bedroom with Upvc double glazed windows to front aspect, radiator, TV and telephone points. Door to en-suite

ENSUITE

Modern white suite comprising; low level w.c., hand wash basin and folding glass door to large tiled shower enclosure and mixer shower, ladder style radiator, part tiled walls, shaver point and extractor fan.

BEDROOM 2 11' 8" x 11' 7" (3.56m x 3.53m)

Further spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the gardens. Radiator.

BEDROOM 3 8' 5" x 8' 2" (2.57m x 2.49m)

Upvc double glazed window to rear aspect with outlook over the gardens. Radiator, telephone point.

BATHROOM

Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin and bath with tiled surround, glass screen and mixer shower. Ladder towel rail, shaver point and extractor fan.

OUTSIDE

Front:

Paved pathway to front entrance and covered walkway to rear access. Residents allocated parking for one vehicle.

Rear:

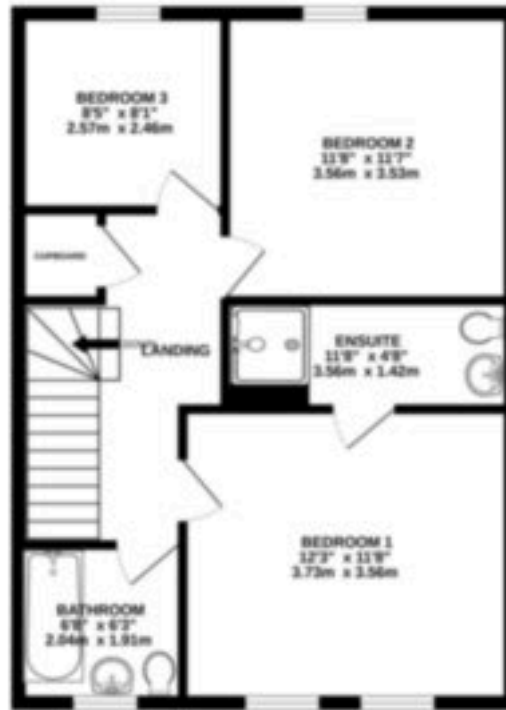
Enclosed rear garden laid mainly to lawn with paved patio adjoining the rear of the property and paved pathway leading to fitted garden shed and bin store. Gate leading to covered shared passageway to front.



GROUND FLOOR



1ST FLOOR



MEASUREMENTS ARE APPROXIMATE. SEE US FOR A DETAILED SURVEY AND VISIT WITH A MEASURING TAPE.

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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.