



Immaculate modern two bedroom, end of terrace house located in this sought after development with great access to the M5 and City Centre. The property comprises of a light and airy sitting room, modern Kitchen/dining room with access on to the garden, two double bedrooms both with ensuites, downstairs cloakroom, allocated parking, raised deck to the front and delightful south east facing, easy maintenance garden to the rear.

Bardon Walk
Exeter OIEO £300,000

East of **EXE**

Bardon Walk Exeter OIEO £300,000

End Of Terrace | Two Bedrooms | Two Ensuites | Sitting Room | Kitchen/Dining Room | Downstairs Cloakroom | Raised Sun Terrace To The Front | Low Maintenance Pretty Rear Garden | Allocated Parking

Approach

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

Entrance Hallway

Attractive entrance hallway with quality wood effect tiled floor, radiator, doors to cloakroom and living room.

Cloakroom 5' 6" x 3' 6" (1.68m x 1.07m)

Modern white suite comprising low level WC and wash hand basin, radiator, extractor fan, matching quality wood effect tiled flooring.

Living Room 17' 9" x 9' 1" (5.41m x 2.77m) (max)

Light attractive room with Upvc double glazed window to front aspect, radiator, quality wood effect laminate flooring, TV and telephone points, door to understair cupboard, stairs to first floor, door to kitchen/dining room.

Kitchen/Dining Room 14' 4" x 9' 9" (4.37m x 2.97m) (max)

Spacious kitchen/dining room with Upvc double glazed window and French doors to garden. Modern fitted kitchen with range of base, wall and drawer units in light oak wood effect finish, worktop with tiled surround and inset composite sink, integral eye-level electric double oven and gas hob with cooker hood over, integral fridge/freezer and washing machine, tiled floor, radiator, matching wall unit housing Gloworm gas boiler.

First Floor Landing

Stairs from living room to first floor landing, hatch to loft space, radiator, doors to bedrooms

Bedroom One 14' 3" x 8' 9" (4.34m x 2.67m) (plus wardrobes)

Light and spacious double bedroom with Upvc double glazed window to front aspect, radiator, range of quality built-in wardrobes complete with hanging and storage systems, TV point, door to en-suite bathroom.

Ensuite Bathroom 6' 3" x 5' 8" (1.91m x 1.73m)

Attractive bathroom with modern white suite comprising low level WC, wash hand basin and bath with tiled surround, glass screen and mixer shower over, chrome ladder style radiator, extractor fan, shaver point, recess spotlights.

Bedroom Two 11' 0" x 10' 4" (3.35m x 3.15m) (max)

Further spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the garden. Radiator. Range of quality built-in wardrobes complete with hanging rails and shelving, TV point, door to airing cupboard complete with hot water tank and shelf, door to en-suite shower room.

Ensuite Shower Room 8' 0" x 4' 0" (2.44m x 1.22m)

Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising low level WC, wash hand basin and glass folding door to large walk-in tiled shower enclosure with mixer shower over, chrome ladder style radiator, extractor fan, tiled floor and shaver point.

Outside

Front:

Attractive paved pathway with two steps and railings leading to front door and a raised decked sun terrace.

Parking:

Allocated parking located to the side of the property offering tandem parking for up to three vehicles plus further permit parking available in nearby layby.

Rear Garden:

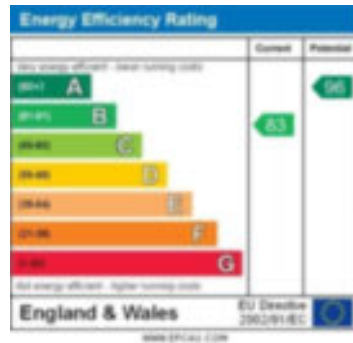
Attractive enclosed low maintenance rear garden with paved patio adjoining the rear of the property with two steps down to further garden laid to gravel and edged with raised flower bed and bbq area, garden shed, outside tap, electrical point, gate to side access and parking area. The property also benefits from a Solar PV Array.

Agents Notes

Property is Freehold.

Council Tax Band: C - Exeter City Council

Annual Management Company service charge for upkeep of green spaces and park etc.



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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.