



East of **EXE**  
ESTATE AGENTS

Bathern Road  
Exeter £310,000

# Bathern Road

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Mid Terrace | Three Bedroom | Master En Suite  
| Kitchen/ Dining Room | Family Bathroom  
| Downstairs WC | Large Garden and Patio  
| Parking Space | Garage | No Ongoing Chain

## Entrance Hall

Under stairs storage and cupboard, radiator and cloakroom with window, WC and basin.

## Reception

Window and patio doors open onto the garden with views over Exeter and Woodbury Castle. Wood effect flooring and light fitting.

## Kitchen/ Dining Room

Kitchen window over garden. Stylish fitted with inset sink, oven gas hob and extractor. Spaces for fridge/ freezer, washing machine and dish washer. Spot lighting, tiled splash back and tiled effect flooring.

## Dining Area

Window to front, light fitting and continuous wood effect flooring.



## **First floor landing with window and loft access**

### **Master Bedroom**

Window over rear garden and views to Woodbury Castle, fitted mirror wardrobes and light.

### **En Suite**

Suite comprising shower cubicle, WC and wash basin. Tiled floors, shower and part tiled walls.

### **Bedroom Two**

Window overlooking gardens with views to Woodbury Castle. Light fitting and cupboard containing hot water cylinder.

### **Bedroom Three**

Window to front, light and cupboard with shelving.

### **Family Bathroom**

Window to front. Suite comprising bath with shower over, WC, basin, mainly tiled walls and floors, light and extractor.

### **Garden**

Enclosed and secure rear garden with lovely large raised patio area abutting the house accessed via patio doors from reception room. Rail and steps down to lawned garden with gate to courtyard parking and garage.

### **Garage and Parking**

Under an archway to a secure and private courtyard with garage counterweight door and vaulted storage. Designated, allocated parking space in front. Plenty of on street parking in road to front.

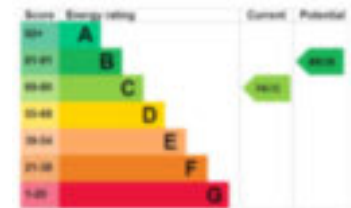
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Suitable for general guidance only. Made with Floorplan Studio



EAST DEVON OFFICE  
 Tel: 01392 877240  
 61 Fore Street Topsham  
 Exeter EX3 0HL

EXETER OFFICE  
 Tel: 01392 345070  
 18 Southernhay West  
 Exeter EX1 1PJ

[www.eastofexe.co.uk](http://www.eastofexe.co.uk)  
[enquiries@eastofexe.co.uk](mailto:enquiries@eastofexe.co.uk)



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.