



Well presented two bedroom mid terrace house, situated in a highly sought after suburb of Exeter close to the R, D & E Hospital and with good access to all local amenities and the city centre. This attractive property features; good sized living/dining room, modern fitted kitchen and downstairs modern bathroom, and on the first floor are two good sized bedrooms. The property benefits from an enclosed garden with paved and lawned areas leading to a raised timber sun deck terrace. Chain Free.

Dryden Road
Exeter £225,000

West of 

Dryden Road Exeter £225,000

Well presented mid terrace house | Two bedrooms | Spacious living/dining room | Modern fitted kitchen | Ground floor modern bathroom | Enclosed rear garden | Electric night storage heating | Upvc double glazed windows | Ideal first home or investment property | Chain Free

PROPERTY DETAILS:

APPROACH

Part glazed Upvc front door to living/dining room.

LIVING/DINING ROOM

12' 7" x 12' 7" (3.84m x 3.84m) (max) Spacious room with Upvc double glazed window to front aspect. Stairs to first floor. Feature brick facia fireplace opening with tiled hearth. Wood effect laminate flooring. Wall mounted electric night storage heater. TV and telephone points. Wall lighting. Door to understair cupboard. Door to kitchen.

KITCHEN

12' 7" x 6' 3" (3.84m x 1.91m) Upvc double glazed window to rear aspect with outlook over the garden. Modern fitted kitchen with range of base and wall units in white finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral eye level electric oven and hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Space for freestanding fridge/freezer. Tiled floor. Recess spotlights. Further under worktop appliance space. Wall mounted electric night storage heater. Door to rear lobby.

REAR LOBBY

3' 2" x 2' 2" (0.97m x 0.66m) Small lobby area with matching tiled floor. Upvc part glazed door to garden. Door to bathroom.

BATHROOM

6' 2" x 5' 5" (1.88m x 1.65m) (plus door recess) Upvc double glazed window to side aspect with obscure glass. White suite comprising: low level w.c., pedestal hand wash basin and bath with tiled surround and electric shower. Matching tiled floor. Fully tiled walls. Chrome ladder style electric radiator. Extractor fan. Door to airing cupboard complete with hot water tank and shelving.

FIRST FLOOR

STAIRS/LANDING

Stairs from living/dining room to small first floor landing. Recess spotlights. Doors to bedrooms.

BEDROOM 1

13' 2" x 9' 4" (4.01m x 2.84m) (max) Spacious double bedroom with Upvc double glazed window to front aspect. Wall mounted electric night storage heater. Double doors to built-in wardrobe complete with hanging rail and shelf. Further doors to high level storage cupboard. Telephone point.

BEDROOM 2

12' 7" x 5' 8" (3.84m x 1.73m) Further spacious bedroom with Upvc double glazed window to rear aspect.

OUTSIDE

REAR GARDEN

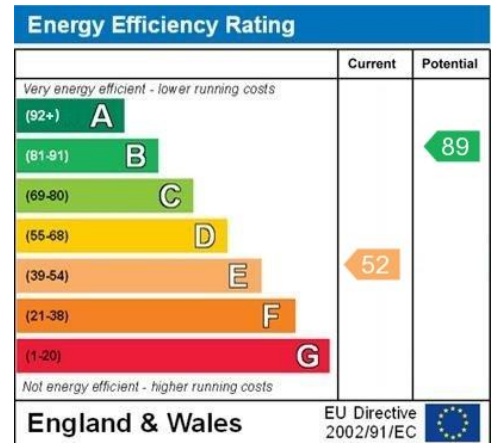
Small paved courtyard garden area leading to steps that lead up to a lawned garden edged with flower borders and further steps to a lovely decked sun terrace. Fitted garden shed. Outside tap.

AGENTS NOTES:

The property is Freehold.
Council Tax Band B - Exeter City Council



Measurements are approximate. Not to scale. Illustration purposes only.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967