



Quarry Heights

Exeter

Offers in the region of £350,000

East of 
ESTATE AGENTS

Quarry Heights

Exeter O.I.R.O. £350,000

This is a truly beautiful 3 bedroom semi detached property on the highly regarded Harringtons development which has been further finished to an extremely high standard by the current owners. Upgraded Features include beautiful decor throughout, karndeian flooring and a landscaped garden. The property benefits from 2 off road parking spaces and is being sold with the owner having secured a no chain onward purchase.

3 bedroom semi detached property | Two years old |
Located within the highly sought after Harringtons
development | Two parking spaces | Decorated and
finished to a high standard throughout | Landscaped rear
garden | Karndeian flooring | Short Chain |

DESCRIPTION

This is a truly beautiful 3 bedroom semi detached property on the highly regarded Harringtons development which has been further finished to an extremely high standard by the current owners. Upgraded Features include beautiful decor throughout, karndeian flooring and a landscaped garden. The property benefits from 2 off road parking spaces and is being sold with the owner having secured a no chain onward purchase.

PROPERTY DETAILS:

APPROACH

Covered entrance canopy. Part glazed composite door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Attractive entrance hallway with quality Karndeian wood effect flooring. Stairs to first floor. Radiator. Double doors to understair storage cupboard. Door to large storage cupboard housing wall mounted gas combi boiler. Doors to cloakroom, kitchen/dining room and living room.

CLOAKROOM

Matching quality Karndeian wood effect flooring. Modern white suite comprising; low level w.c. and pedestal hand wash basin. Extractor fan. Radiator.



KITCHEN/DINING ROOM

Light and spacious double aspect room with Upvc double glazed windows to front and side aspect. Modern fitted kitchen with range of base and wall units in dark grey finish. Roll-edge worktop with matching upstand and inset stainless steel sink. Integral electric double oven and gas hob with stainless steel splash panel, and modern stainless steel cooker hood over. Integral dishwasher. Space for freestanding fridge/freezer. Radiator. Matching quality Karndean wood effect flooring.

LIVING ROOM

Further light and spacious room with Upvc double glazed window to rear aspect and Upvc double glazed french doors to garden. Matching quality Karndean wood effect flooring. Radiator. TV and telephone points.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to spacious first floor landing. Hatch to loft space. Radiator. Doors to bedrooms and bathroom.

BEDROOM 1

Spacious master bedroom with Upvc double glazed window to rear aspect with outlook over the gardens. Radiator. TV point. Door to en-suite.

EN-SUITE

Modern en-suite with white suite comprising; low level w.c., pedestal hand wash basin and glass sliding door to large tiled shower enclosure with mixer shower. Extractor fan. Part tiled walls. Quality Karndean tile effect flooring. Chrome ladder style radiator. Recess spotlights.

BEDROOM 2

Further spacious double bedroom with Upvc double glazed full height window to front aspect. Radiator.

BEDROOM 3

Good sized third bedroom with Upvc double glazed window to rear aspect with outlook over the garden. Radiator.

BATHROOM

Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin, bath with tiled surround and mixer tap with shower head attachment. Extractor fan. Recess spotlights. Chrome ladder style radiator. Quality Karndean tile effect flooring. Part tiled walls.

OUTSIDE

FRONT

Small open front garden planted with shrubs. Path to front door. Block paved driveway to side with tandem parking for two vehicles.

REAR GARDEN

Generous sized rear garden with paved patio adjoining the rear of the property with path to side gated access. Leading onto lawned garden area edged with flower borders. Outside cold water tap.

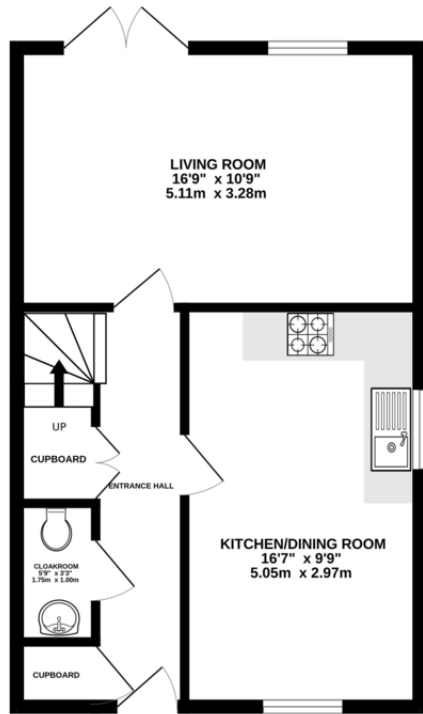
AGENTS NOTES:

The property is Freehold.

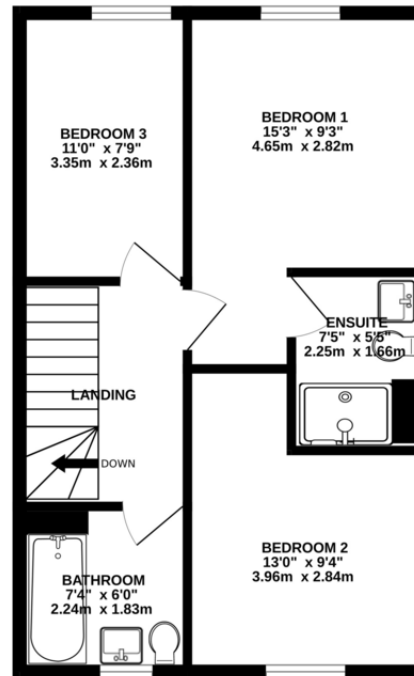
Council Tax Band: D - Exeter City Council



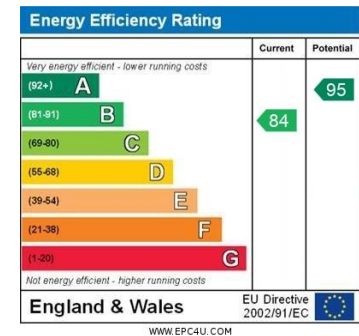
GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 907 sq.ft. (84.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative 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 and 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



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