



West of 

Greyfriars Road
Exeter £295,000

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Deceptively spacious three double bedroom, three storey mid terrace house, situated on the eastern side of the city in a highly sought after area with good access to local amenities, local train link, city centre and major road links. This lovely property features; kitchen, cloakroom, spacious living/dining room and conservatory. On the first floor are two double bedrooms and bathroom, and on the third floor a further spacious double master bedroom with dressing room and en-suite. Outside to the rear of the property is a low maintenance garden and allocated parking for one vehicle located to the side of the terrace. Chain Free.

Deceptively spacious modern home | Three double bedrooms | Modern fitted kitchen | Light and spacious living/dining room | Large conservatory | Master bedroom with dressing room and en-suite | Modern bathroom | Enclosed low maintenance rear garden | Allocated parking for one vehicle | Chain Free

PROPERTY DETAILS:

APPROACH

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

ENTRANCE HALLWAY

Spacious L'shape entrance hallway with stairs to first floor. Radiator. Doors to living/dining room, kitchen and cloakroom.

CLOAKROOM

4' 6" x 2' 8" (1.37m x 0.81m) White suite comprising; low level w.c. and corner hand wash basin with tiled splash back. Radiator. Extractor fan.

KITCHEN

10' 7" x 6' 0" (3.23m x 1.83m) Upvc double glazed window to front aspect. Fitted kitchen with range of base and wall units in wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric single oven and ceramic hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Space for free standing fridge/freezer. Radiator. Matching wall unit housing gas boiler.

LIVING/DINING ROOM

15' 6" x 13' 3" (4.72m x 4.04m) (max) Light and spacious living/dining room with Upvc double glazed window to rear aspect and Upvc sliding patio door to conservatory. Two radiators. Wall lighting. TV and telephone points. Door to understair storage cupboard.



CONSERVATORY

10' 4" x 9' 3" (3.15m x 2.82m) Large Upvc constructed conservatory on brick plinth with Upvc double glazed windows to sides and rear, and Upvc double glazed french doors to garden. Wall light. Power points. Cold water tap. TV point.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Stairs to second floor. Doors to bedrooms and bathroom.

BEDROOM 2

13' 3" x 11' 0" (4.04m x 3.35m) (max) Spacious double bedroom with two Upvc double glazed windows to rear aspect with outlook over the garden. Radiator. TV and telephone points.

BEDROOM 3

13' 3" x 8' 2" (4.04m x 2.49m) Further spacious double bedroom with two Upvc double glazed windows to front aspect. Radiator. TV point.

BATHROOM

6' 7" x 6' 3" (2.01m x 1.91m) Modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround and mixer shower over. Ladder style radiator. Shaver point.

SECOND FLOOR

STAIR/LANDING

Stairs from first floor landing to small second floor landing with door to master bedroom. Double doors to airing cupboard housing hot water tank and shelf.

BEDROOM 1

13' 0" x 11' 9" (3.96m x 3.58m) (max, with some height restriction) Spacious master bedroom with Upvc double glazed window to front aspect. Radiator. TV and telephone points. Hatch to loft space. Arch through to dressing room.

DRESSING ROOM

9' 1" x 5' 1" (2.77m x 1.55m) (max) Useful room with space for wardrobes etc. Velux ceiling window. Radiator. Door to en-suite.

EN-SUITE

7' 3" x 5' 2" (2.21m x 1.57m) Modern white suite comprising; low level w.c., pedestal hand wash basin and glass sliding doors to tiled shower enclosure with mixer shower. Velux ceiling window. Ladder style radiator. Shaver point. Extractor fan.

OUTSIDE

REAR GARDEN

Low maintenance rear garden laid to gravel with paved pathway leading to rear access gate and garden shed.

PARKING

One allocated parking space located in nearby residents car park located under arch to side of terrace.

AGENTS NOTES:

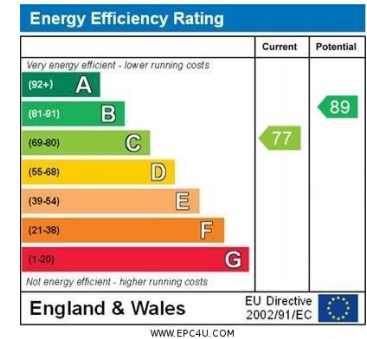
The property is Freehold.
Council Tax Band: C - Teignbridge District Council
Property will be sold Chain Free





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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