



East of   
ESTATE AGENTS

Daleside Road  
Exeter £425,000

# Daleside Road

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Located within the much sought area of Pennsylvania, close to Exeter city centre is this excellent three bedroom detached family home, with garage and parking and extended on the ground floor with generous south facing gardens. The property, which is in presentable but dated condition, is in need of some modernisation but presents as an excellent opportunity

Detached | Located in Pennsylvania

| Three Bedrooms | Family Bathroom

| Extended On The Ground Floor

| Generous South Facing Gardens

| Garage & Parking | Excellent Opportunity

## APPROACH

Glazed Upvc front door to entrance hallway.

## ENTRANCE HALLWAY

Lovely light and spacious entrance hallway with two full height Upvc double glazed windows to front aspect, plus further Upvc double glazed window on half landing to front aspect, Stairs to first floor, radiator, doors to living room, kitchen and cloakroom, door to understair cupboard.

## CLOAKROOM

Upvc double glazed window to side aspect with obscure glass. White low level WC. and wash hand basin set in vanity unit, tiled floor, coat hanging space.

## KITCHEN

Upvc double glazed window to front aspect. Fitted kitchen with range of base, wall and drawer units in high gloss white finish. Roll-edge worktop with tiled surround and inset stainless steel sink, space for slot-in electric cooker, space and plumbing for washing machine and dishwasher, space for freestanding fridge/freezer, radiator, wall mounted Baxi gas boiler, door to built-in corner storage cupboard, part glazed door to rear lobby, door to dining room.

## DINING ROOM

Good sized dining room opening through to the living room and steps down to a spacious garden room, radiator, wall lighting.



### LIVING ROOM

Further spacious double aspect room with large Upvc double glazed sliding patio door to garden and two Upvc double glazed windows to side aspect, feature brick fireplace and hearth with open grate, radiator, TV and telephone points, wall lighting.

### GARDEN ROOM

Bright double aspect room with large Upvc double glazed sliding patio door to garden and Upvc double glazed window to side aspect, radiator.

### REAR LOBBY

Leading off from the kitchen is an enclosed lobby area with Upvc door leading to front access and further part glazed Upvc door to rear garden, pedestrian door to garage.

### STAIRS/LANDING

Stairs from entrance hallway to first floor landing with Upvc double glazed window to side aspect, hatch to loft space, radiator, doors to bedrooms, WC, and bathroom.

### BEDROOM 1

Spacious double bedroom with large Upvc double glazed window to rear aspect with outlook over the gardens, radiator, door to airing cupboard complete with hot water tank and shelving.

### BEDROOM 2

Further spacious double bedroom with large Upvc double glazed window to rear aspect with outlook over the garden, range of built-in bedroom furniture comprising wardrobe, drawer and vanity unit plus overhead storage cupboards, radiator.

### BEDROOM 3

Good sized third bedroom with Upvc double glazed window to front aspect, radiator, door to deep over stair cupboard complete with Upvc double glazed window to front aspect.

### WC

Upvc double glazed window to side aspect with obscure glass, coloured low level WC.

### BATHROOM

Upvc double glazed window to front aspect with obscure glass. Coloured suite comprising pedestal hand wash basin and bath with tiled surround and mixer shower, radiator, doors to built-in storage cupboard complete with shelving.

### FRONT

Large low maintenance front garden enclosed by brick wall laid to gravel with an arrangement of hedgerows, block paved driveway leading to the garage offering parking for one vehicle.

### GARAGE

Up and over door to single garage with light and power, windows to side and rear, pedestrian door to inner lobby.

### REAR GARDEN

Generous sized southerly facing rear garden featuring; raised paved patio area adjoining the rear of the property leading onto a large lawn edged with borders stocked with an abundance of mature plants, shrubs and trees. Path leading around to the rear lobby and side garden area with fitted garden shed.

### AGENTS NOTES:

The property is Freehold  
Council Tax Band: E - Exeter City Council



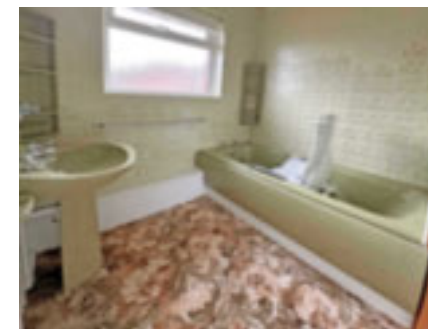
GROUND FLOOR  
751 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 1220 sq.ft. (113.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metragen 12024



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)

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.