



East of 
ESTATE AGENTS

Dunlins Walk
Exeter £675,000

Dunlins Walk

Exeter £675,000

Burrington Estates is located within the new prestigious development off Topsham Road. Located within easy walking distance to Topsham and all its local amenities along with excellent transport links, the property offers four generous bedrooms with a master suite, along with an open plan kitchen diner and a spacious lounge. To the side is a large garage with parking to the front and a delightful garden to the rear.

Three Story Town House | Semi Detached | Four Bedrooms with Master Suite | Open Plan Kitchen/Diner | Spacious Lounge | Family Bathroom with Second Jack 'n' Jill Bathroom | Cloakroom | Rear Garden | Garage | Off-Road Parking

APPROACH

Turning off Exeter Road onto Bewick Avenue, follow around and Dunlins Walk can be found on the left hand side. To the front a brick paved pavement leads to the front door with a storm porch over and a small garden to each side is planted with herbs and flowering shrubs

HALLWAY & CLOAKROOM

The hallway leads into the reception rooms with staircase to the first floor. Located by the front door is the cloakroom fitted with W.C and hand basin with a spacious coat cupboard.

KITCHEN/DINER

The kitchen diner is open planned providing spaces for the dining table alongside a set of French doors that open into the adjoining lounge. This stylish kitchen has been fitted with a range of light grey shaker style wall and base units with a white quartz worktop with inset ceramic hob and bowl and a half sink.

LOUNGE

Taking advantage of the rear garden, the 'L' shaped lounge offers an adaptable space with a further set of French doors opening out onto the rear patio.



BEDROOM 4

First off the landing is bedroom four, although the smallest of the bedrooms this is a generous room with views out across the rear garden.

BEDROOM 2

Next along is bedroom two. This bedroom is a good sized room with views to the rear garden and access to the adjoining Jack 'n' Jill bathroom.

JACK 'N' JILL BATHROOM

Positioned between bedrooms two and three is the Jack 'n' Jill bathroom, which has been fitted with a matching white sink and W.C and shower cubicle.

BEDROOM 3

Bedroom three is a lovely double room that over looks the front of the property and again has adjoining door to the Jack 'n' Jill bathroom.

FAMILY BATHROOM

The family bathroom is fitted with a modern white suite with W.C, hand basin and bath, along with a separate shower cubicle and the room is finished with a range of impressive grey wall and floor tiles.

MASTER SUITE

Located to the top floor is the spacious master suite with dressing room and en-suite. The en-suite is fitted with a double shower cubicle with modern white W.C and matching basin, and finished with a range of grey wall tiles.

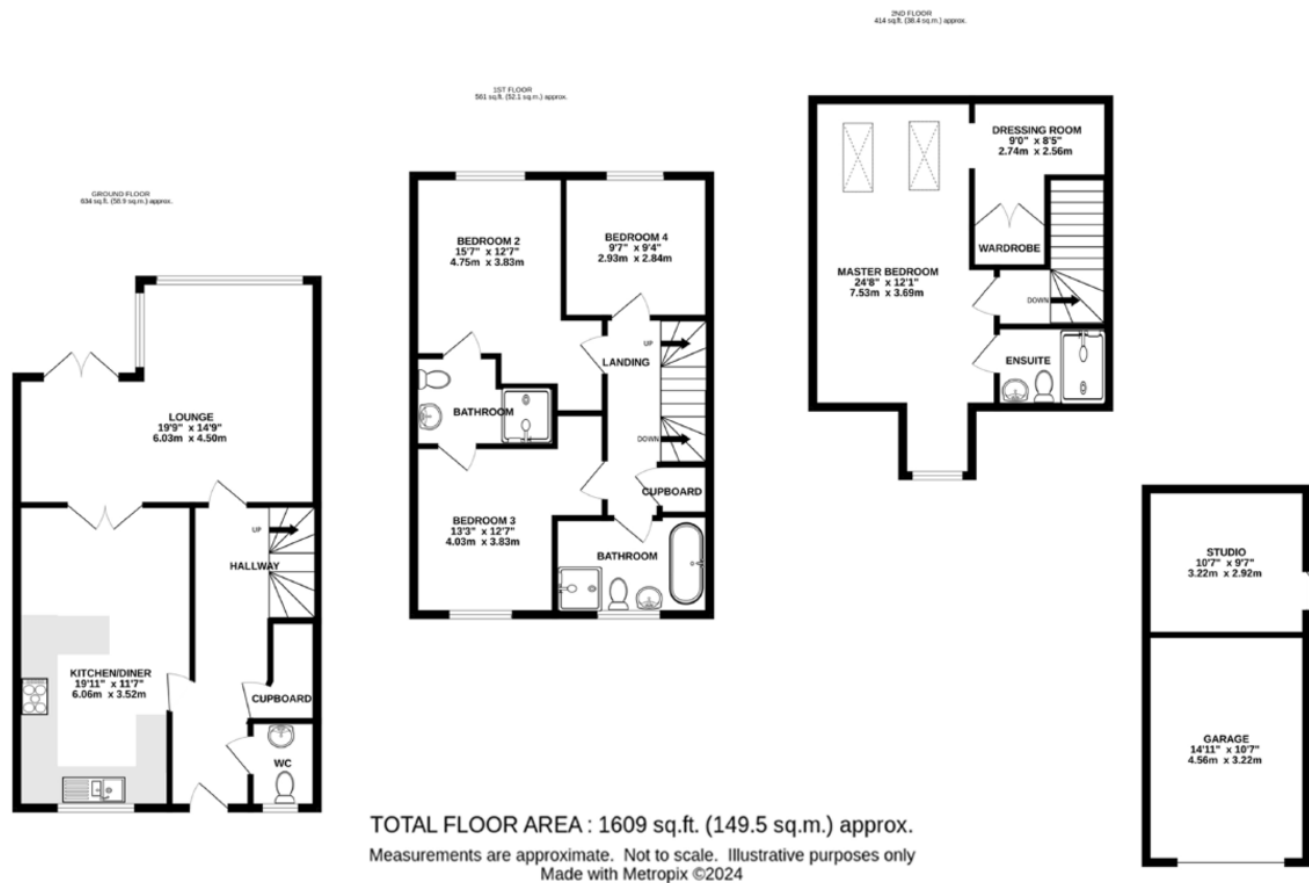
GARAGE & STUDIO

The garage to the side has been fitted with light and power and split to provide a studio to the rear.

GARDEN

A patio runs along the rear of the property with a path running up the side of the garage to the back of the garden and to the garage door. The garden has been laid to lawn with three raised beds to the far fence.





Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk