





FULL DESCRIPTION This beautifully presented 4 double bedroom property, set over three floors, makes a fantastic family home. It is fully gas central heated and has double glazed windows. It is currently set up with an annex on the lower ground floor. This has its own access.

The property consists of an extremely spacious, open plan concept, first floor. There is a large porch which leads on to a good sized living and dining area with further space which could make a fantastic playroom or study. The living space has dual aspect windows which make it a very light and airy space. There are triple sliding patio doors leading out to the balcony with steps leading to the grassed garden, perfect space for entertaining.

The kitchen is open to the dining space and has fitted wall and base units, plenty of storage cupboards for those kitchen essentials, and a large window overlooking the garden. There is space for a fridge/freezer and freestanding oven/hob.



On the first floor of the property there is three of the double bedrooms and family bathroom. The master bedroom is large and very light and airy, there is also a huge built in wardrobe with mirrored sliding doors. Bedroom 2 is a good sized double room with large window overlooking the front garden. This room also has a large built in wardrobe with mirrored sliding doors.

Bedroom 3 is a another good sized double room and looks out over the back garden with far reaching views. The family bathroom is spacious and consists of a WC,

hand wash basin and bath with shower overhead.

The lower ground floor consists of a double bedroom and a compact kitchen space as well as a shower room. There is a separate door for access and a large hallway that is currently set up as a dressing area but has versatile opportunity. This floor has potential to be used as an annex.

The property comes with a fantastic outdoor space. The garden is fully enclosed with a gate for side access to the property. There is a balcony area off of the living room perfect for BBQs and Al fresco dining which has views across the whole of Exeter.

There is also has a large grass area which is ideal for children or pets to play on. The garden is very private and not overlooked. To the front of the property there is a driveway which comfortably fits 2 cars. There is also access to the garage.

There has previously been planning permission granted for a further extension downstairs on the lower ground floor.

GROUND FLOOR

PORCH Front door access, double doors leading in to living area

LOUNGE/ DINER Large open plan concept room divided into three sections. To the front, a large window and versatile space, perfect for a study. Spacious living room area and dining area with triple sliding doors to the rear. Doors lead to the stairs.

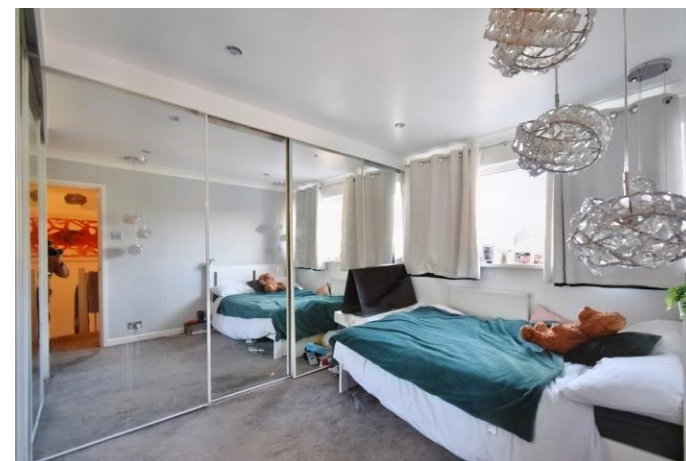


KITCHEN Matching wall and base units with stainless steel sink, extractor fan, window to rear. There is space for a stand alone cooker, fridge freezer and dishwasher.

FIRST FLOOR

BEDROOM 1 Large room with window and built in wardrobe with mirrored sliding doors.

BEDROOM 2 Good sized double room with large window to the front, large built in wardrobe with







mirrored sliding doors.

BEDROOM 3 Good sized double room with window to the rear.

BATHROOM Three piece suite consisting of WC, hand wash basin and bath with shower overhead.

LANDING Access to all rooms on this floor, airing cupboard.

LOWER GROUND FLOOR

BEDROOM 4 Good sized double room with window to rear.

SHOWER ROOM Consisting of a shower, WC and hand wash basin. There is a window for additional ventilation.

UTILITY ROOM Work surface space and plumbing for washing machine and tumble dryer.

STORE

OUTSIDE

FRONT Brick-paved driveway for two cars.

REAR Private and enclosed good sized garden with large decking balcony, stairs leading down to the lawn and access to the front of the property.

GARAGE Single garage with up and over door.

AGENTS NOTES 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. These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		