

ROMAN AVENUE, EXETER, EX1 3UU

OFFERS IN REGION OF £280,000



Roman Avenue

- Semi Detached House
- Modern Throughout
- Two Double Bedrooms
- Private Driveway For Two Vehicles
- Attractive Landscaped Rear Garden
- South West Facing Rear Garden
- Downstairs Cloakroom
- Near Excellent Transport Links

Inside this stunning home you are greeted with a light, bright and spacious entrance hallway which has built in storage. At the front of the property there is a stylish and upgraded kitchen / breakfast space opening out to the spacious living room which has French doors to the rear garden and offers enough room for a workspace. Also, on the ground floor there is a useful downstairs cloakroom & utility space.

Moving upstairs there are two double bedrooms and a on trend family bathroom.

The property was built by the highly reputable builder 'Taylor Wimpey 'and sits on the fringes of Pinhoe. Pinhoe is a very sought after area of Exeter. Located Northeast of the city the property is perfect for families and young professionals.

Council Tax Band: C

Tenure: Freehold



ENTRANCE HALL With front door to the front aspect with double glazed window panelling, wall mounted radiator, stairs leading to first floor, door to utility cupboard & door to cloakroom.

CLOAKROOM A large downstairs cloakroom comprising of a modern low level WC, pedestal basin and wall mounted radiator.

KITCHEN Stylish kitchen with a range of modern fitted wall and base units with grey work surface, inset one a half stainless steel sink with mixer tap over, integrated electric oven with electric hob, extractor fan over, space for tall fridge freezer, wall mounted radiator, breakfast bar with inset shelving.

LOUNGE A light and spacious living room with wall mounted radiator and french double doors leading to the rear garden with floor to ceiling rear double glazed windows either side. Stairs leading to first floor.

MASTER BEDROOM Double bedroom, carpet flooring, large double glazed window looking to the rear, radiator, built in double wardrobe.

BEDROOM TWO Double bedroom, radiator, two double glazed window overlooking the front of the property. Integral cupboard space above stairs.

BATHROOM A matching three piece modern suite with panel bath with power shower over, pedestal basin, low level wc and wall mounted radiator.



REAR GARDEN Attractively landscaped south west facing garden with extended patio seating area perfect for alfresco dining, timber steps leading to dining area, wooden side access and door leading to driveway. Just the finishing touches to be completed.

PARKING Driveway providing parking for two cars alongside the property.



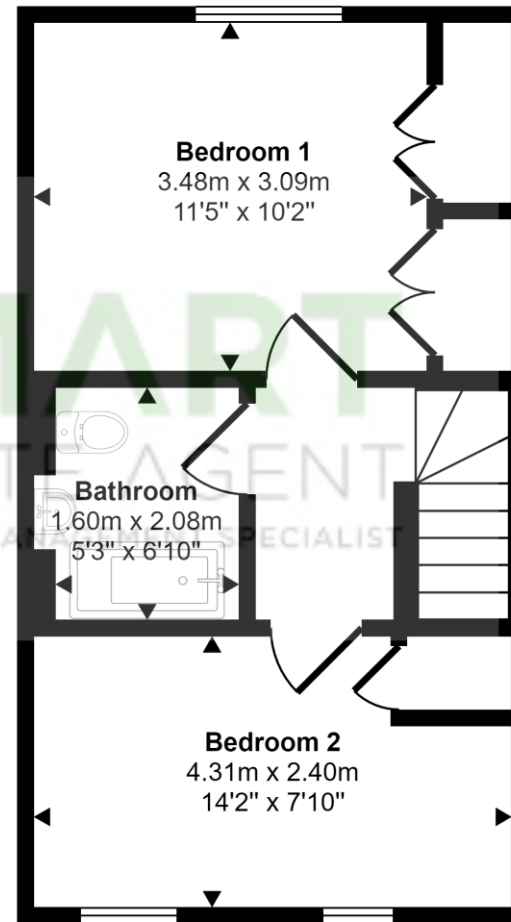




Approx Gross Internal Area
67 sq m / 720 sq ft



Ground Floor
Approx 33 sq m / 359 sq ft



First Floor
Approx 34 sq m / 361 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		