





FULL DESCRIPTION We are bringing to market this beautiful Victoria property that has been loved by the same family for 59 years! The property has gas central heating, double glazed windows, and has been upgraded throughout their time there.

As you enter the hall through the large front door the porch area is a great space to hang jackets and store shoes. The stunning stained glass door leads to the entrance hall that gives access to the rooms on the ground floor and the stairs.

The living room is extremely spacious with large bay window overlooking the front garden. There is a second reception room/dining room that is a footprint of this room. The fireplace and high ceilings in the dining room really add character.

The kitchen was upgraded 5 years ago and is a stylish System 6 kitchen with space saving design. The kitchen has integrated appliances and plenty of storage for those kitchen essentials. Off of the kitchen there is an additional lean to - currently used as storage.

Also on the ground floor there is a room to the rear that is currently used as a laundry room, this is a multi use room and would make a great home office.



There is a downstairs WC and access to the courtyard.

On the first floor of the property there are 4 extremely spacious bedrooms. All of the rooms have large windows which allow lots of light to enter the space. 2 of the bedrooms have integrated wardrobes.

The family bathroom was upgraded just last year and consists of a walk in shower, WC and hand wash basin.

The outdoor space wraps around the property. There is a grass area perfect for children or pets to play on, a paved area perfect for off road parking and a courtyard which makes a great al fresco dining location. The property is gated and fully enclosed.

LOCATION Located in the heart of the city this wonderful property gives easy access to every amenity you could ever desire. There are an abundance of restaurants and shops, cinemas, leisure centres and spas. Getting on to the M5 and A30 is extremely easy and the multiple transport links including a train station gives access to local seaside towns and beaches.

AGENTS NOTES Whilst every care has been



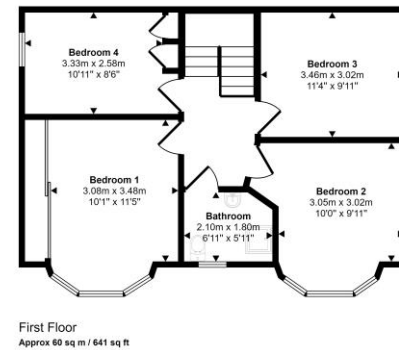
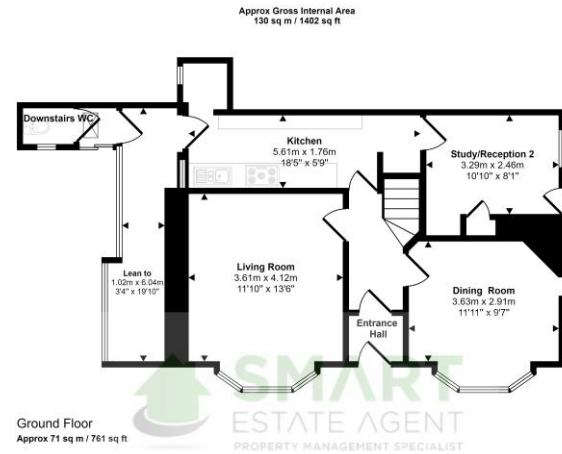
taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. 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.



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.



SMART

10 Southernhay West, Exeter, Devon,
EX1 1JG

www.smartestateagent.co.uk
exeter@smartestateagent.co.uk
01392 905 906

Agents Note: 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.