

OLD BAKERY CLOSE, EXETER, EX4 2UZ

GUIDE PRICE £280,000





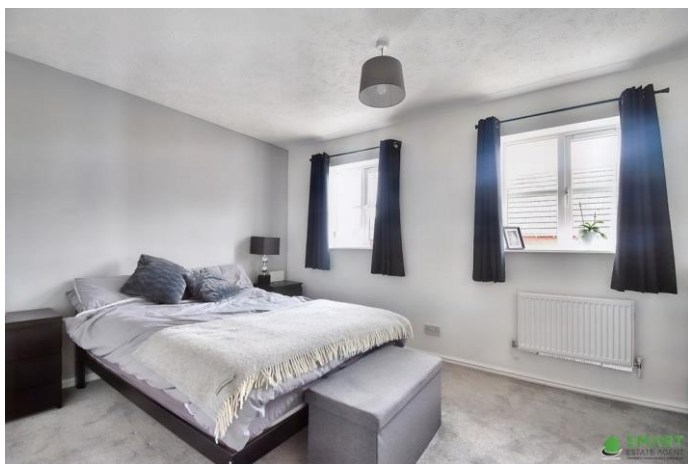
- Two Double Bedrooms
- Well Presented Throughout
- Modern Kitchen
- Open Plan Living / Dining Room
- River Views
- Garage & Private Parking Space
- Rear Private Garden
- Walking distance of St David's Train Station
- Sold With No Chain

A well-presented two-bedroom terraced house located in this established residential area with river views from the front of the property. The property is well placed for public transport, on a regular bus route, and within walking distance of St David's mainline railway station. The existing owner has updated the property throughout and is move in ready.

The accommodation comprises of the entrance hall, open plan and living/dining room with a useful understairs storage cupboard, modern fitted kitchen, and a downstairs cloakroom. Upstairs includes two double bedrooms, and a recently updated bathroom.

Double UPVC French doors leading outside to a delightful rear garden which is paved and provides a delightful seating area. There is also a shed for storage.

The property includes a garage situated just away from the property which also includes an off road private parking space. Property is sold with NO CHAIN.

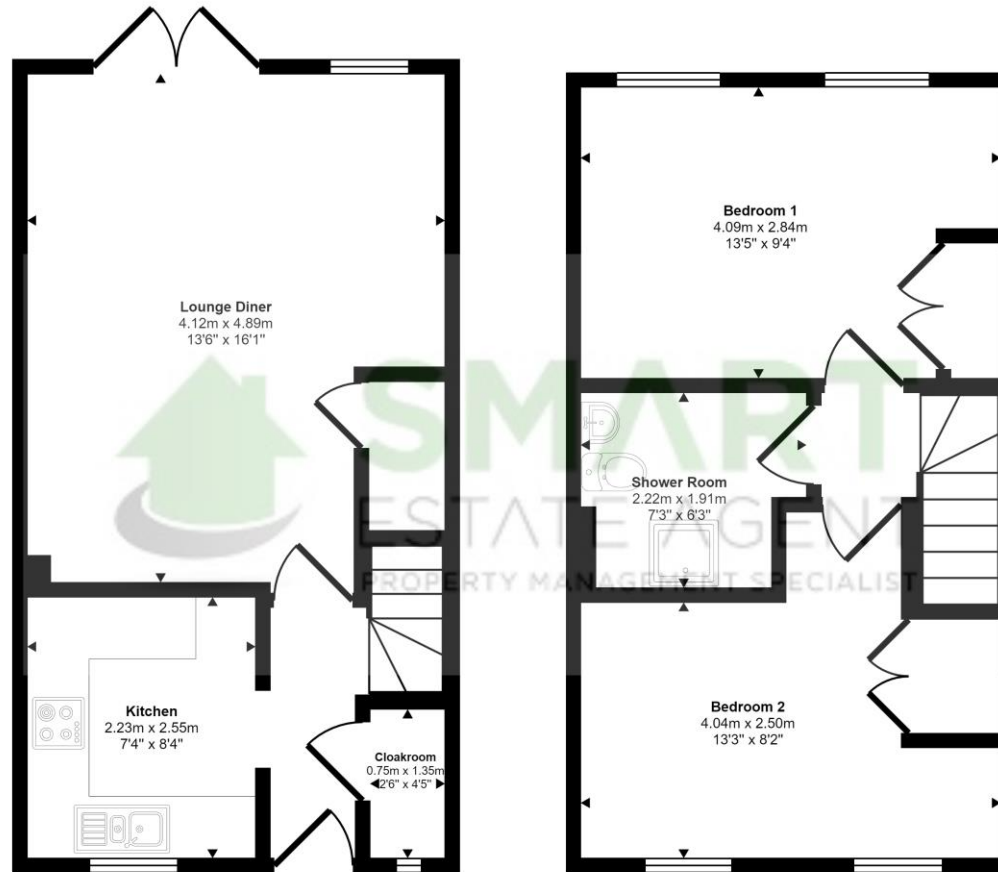








Approx Gross Internal Area
62 sq m / 665 sq ft



Ground Floor
Approx 31 sq m / 335 sq ft

First Floor
Approx 31 sq m / 330 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		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		