



Uplands Drive
Exeter, Devon, EX4 7JZ

Guide Price £325,000

Full Description

A beautifully presented and modern three bedroom end of terrace property situated in a popular residential area and quiet cul de sac location. The property benefits from an enclosed rear garden being larger due to it being the end of terrace, off road parking for two cars and within close proximity to local schools, shops and transport links.

HALLWAY Stairs to first floor landing, radiator, door to..

LOUNGE Double glazed window to the front and side of the property, radiator, under stairs storage cupboard, opening to..

KITCHEN/DINER Base cupboards and drawers with worktop over, space for stand alone oven with hood over, one and a half bowl sink and drainer, space for built in fridge freezer & washing machine, wall mounted cupboards, breakfast bar, double glazed window to the rear, double glazed patio doors to the rear garden.

FIRST FLOOR LANDING

BEDROOM ONE Large double room with fitted sliding wardrobes. Double glazed window to the rear, radiator.

BEDROOM TWO Large double room with double glazed window to the front, radiator.

BEDROOM THREE Good size single room with double glazed window to the front, radiator.

ATTIC good sized attic space with velux window fitted,

BATHROOM Modern three piece suite comprising hand wash basin, WC and bathtub with shower over. Partly tiled with window to the rear.

GARDEN Enclosed private garden which is fully landscaped, the garden is fully enclosed with a patio space and two raised decking area.

Rear access giving way to the Valley Park behind the property.

PARKING Property has two parking spaces.

Property Features

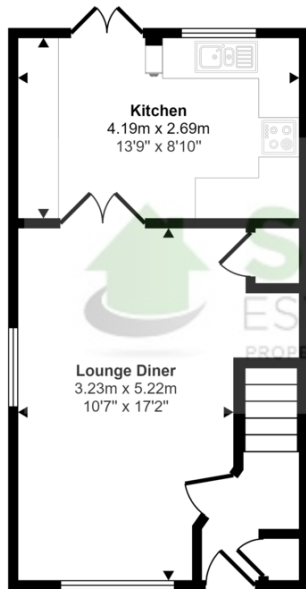
- End Of Terrace
- Three Bedrooms
- Large Corner Plot Garden
- Parking For Two Cars
- Landscaped Sunny Rear Garden
- Great Views & Quiet Location
- Neighbouring Mincinglake Valley Park
- Close To School's & Transport Links
- NO CHAIN







Approx Gross Internal Area
69 sq m / 740 sq ft



Ground Floor
Approx 34 sq m / 366 sq ft



First Floor
Approx 35 sq m / 375 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

10 Southernhay West
Exeter
Devon
EX1 1JG

www.smartestateagent.co.uk
exeter@smartestateagent.co.uk
k
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