

ADMIRAL WAY, EXETER, EX2 7GA

OFFERS IN REGION OF £375,000



Admiral Way, Exeter

- Four Bedroom House
- Modern Kitchen Diner
- Master Bedroom With Ensuite
- Downstairs Cloakroom
- South East Facing Garden
- Rear Access
- Garage
- Close to local shops, schools & amenities

New to the market a four bedroom terraced property situated in the sought after Greenacres development with stunning views over the communal green. A short walk to the local primary school and close to a popular secondary school, parks, Exeter Golf and Country Club and excellent access to Topsham with river walks and dedicated cycle lanes. The property provides easy access to all major road links, bus routes and Newcourt rail station. The accommodation is spread over 3 floors comprising of entrance hall, kitchen breakfast room, lounge, 4 bedrooms- master with en suite, family bathroom, enclosed rear garden, garage and off road parking for one vehicle.

ENTRANCE HALL Accessed via part-frosted front door. Doors to kitchen breakfast room and Lounge. Under stairs storage cupboard. Cloakroom. Turning staircase to first floor landing. Telephone point. Radiator



DOWNSTAIRS CLOAKROOM Low level WC, pedestal wash hand basin. Part-tiled walls. Extractor fan. Radiator.

KITCHEN/BREAKFAST ROOM Front aspect uPVC double glazed window with views over the communal green. Fitted range of high and base level units with stainless steel sink, mixer tap and single drainer. Rolled edge work surfaces. Part-tiled walls. Integrated oven and hob with extractor fan above. Integral dishwasher. Seating area for family sized table. Concealed wall-mounted boiler. Radiator.

LOUNGE Rear aspect uPVC double glazed window. Double glazed French doors leading to rear garden. TV point. Telephone point. 2 radiators.

FIRST FLOOR LANDING Doors to bedrooms and family bathroom. Airing cupboard with water tank and shelving. Further storage cupboard. Turning staircase to second floor landing.

BEDROOM TWO Front aspect French doors to Juliette balcony with a stunning view over the communal green. Telephone point. TV point. Radiator.

BEDROOM THREE Rear aspect uPVC double glazed window with view over the rear garden. Radiator.



BEDROOM FOUR Rear aspect uPVC double glazed window with view over the rear garden. Radiator

FAMILY BATHROOM Front aspect frosted double glazed uPVC window. 3 piece suite comprising of panel enclosed bath with mixer tap and shower above, low level WC and pedestal hand wash basin. Tiled walls. Extractor fan. Radiator.







SECOND FLOOR LANDING

BEDROOM ONE Front aspect uPVC double glazed window with a view over the communal green. Rear aspect Velux window. TV point. Telephone point. Thermostat control point. Access to loft void above. 2 radiators. Door to en suite shower room.

EN SUITE SHOWER ROOM 3 piece suite comprising fully enclosed shower cubicle, low level WC, pedestal hand wash basin with tiled splashback. Shaver point. Rear aspect uPVC double glazed frosted window. Extractor fan. Radiator.

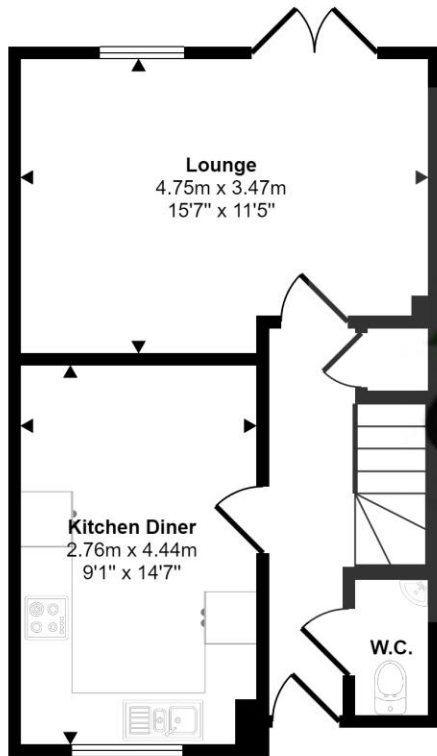
REAR GARDEN Private enclosed, South / Easterly facing rear garden. Panel fencing. Paved seating area and path leading to further lawned area. Rear access to the garage and parking space. Shed for storage.

GARAGE Metal up and over door and overhead storage.

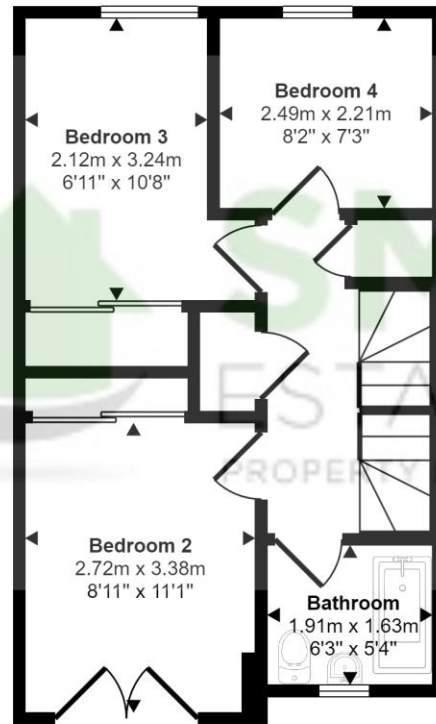
FREEHOLD

Council Tax Band : D

Approx Gross Internal Area
124 sq m / 1331 sq ft



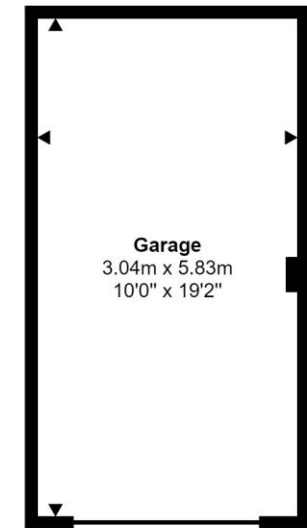
Ground Floor
Approx 38 sq m / 407 sq ft



First Floor
Approx 38 sq m / 409 sq ft



Second Floor
Approx 30 sq m / 325 sq ft



Garage
Approx 18 sq m / 191 sq ft

☐ Denotes head height below 1.5m

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.