



East of 
ESTATE AGENTS

Ashford Road
Exeter £500,000

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Attractive three bedroom mid terrace house situated in a highly sought after residential area on the outskirts of the popular estuary town of Topsham. This wonderful property offers light and spacious accommodation featuring; two reception rooms and kitchen, three good sized bedrooms and bathroom. Outside to the rear of the property is a lovely enclosed level garden with outside w.c. and brick built garden store. A gated rear access leads to a rear alleyway offering parking for one vehicle. Chain Free.

Attractive mid terrace house | Three good sized bedrooms | Light and spacious living room | Further spacious dining room | Fitted kitchen | Bathroom with white suite | Enclosed level rear garden | Useful outside w.c. and garden store | Covered carport offering parking for one vehicle accessed via rear alleyway | Chain Free

APPROACH

Upvc part glazed front door to entrance porch.

ENTRANCE PORCH

Upvc double glazed windows to front and side aspect. Tiled floor. Upvc part glazed door to entrance hallway.

ENTRANCE HALLWAY

Traditional style entrance hallway with wood effect laminate flooring. Stairs to first floor. Door to understair storage cupboard. Telephone point.

Radiator. Picture rail. Doors to living room and dining room. Doorway to kitchen.

LIVING ROOM

Light and spacious living room with large feature Upvc double glazed bay window to front aspect. Picture rail. Wood effect laminate flooring.

Radiator. TV point. Feature fireplace with wood mantle and fitted Victorian cast iron molded fireplace.

DINING ROOM

Further light and spacious room with Upvc double glazed windows to rear aspect and Upvc double glazed french doors opening onto the garden.

Wood effect laminate floor. Picture rail. Radiator. TV point.



KITCHEN

Upvc double glazed window to rear aspect with outlook over the garden. Fitted kitchen with range of base and wall units in light wood effect finish. Roll-edge worktop with tiled surround. Space for slot-in gas or electric cooker. Concealed worktop lighting. Radiator. Wood effect laminate flooring. Under worktop space for appliance. Doorway to further kitchen/utility area.

FURTHER KITCHEN/UTILITY AREA

Matching base unit and worktop with inset stainless steel sink. Wood effect laminate flooring. Space and plumbing for washing machine or dishwasher. Upvc part glazed door to garden and Upvc double glazed window to side aspect.

STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Hatch to loft space. Picture rail. Wood effect laminate flooring.

BEDROOM 1

Light and spacious double bedroom with large feature bay window with Upvc double glazed windows. Telephone point. Radiator. Picture rail.

BEDROOM 2

Further light and spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the gardens. Picture rail. Radiator. TV point. Door to cupboard housing wall mounted gas combi boiler, hot water tank and shelf.

BEDROOM 3

Good sized third bedroom with Upvc double glazed window to front aspect. Radiator. Picture rail.

BATHROOM

Upvc double glazed window to rear aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin, and bath with tiled surround and electric shower over. Fully tiled walls. Tile effect laminate floor. Radiator. Extractor fan.

FRONT

Wooden gate leading into an enclosed front garden with paved pathway to front door and small garden area with paved centre and edged by flower borders.

REAR GARDEN

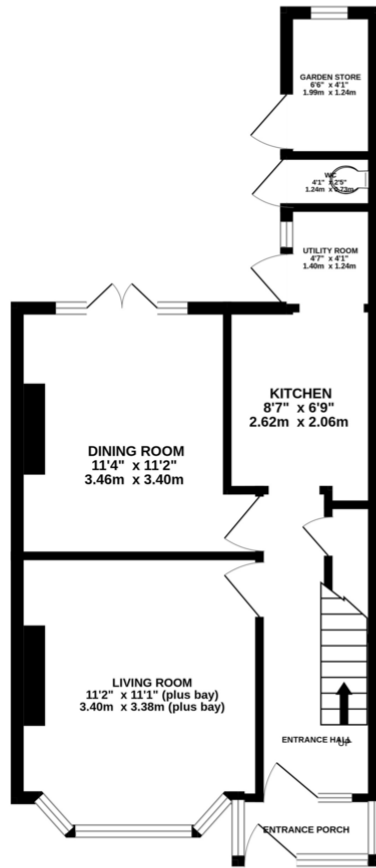
Enclosed rear garden with paved patio adjoining the rear of the property with paved pathway leading down to an outside w.c. and garden store complete with light and power, space and plumbing for washing machine and dryer. Further paved garden edged with mature flower borders. Fitted greenhouse. Gate to rear access and parking.

PARKING

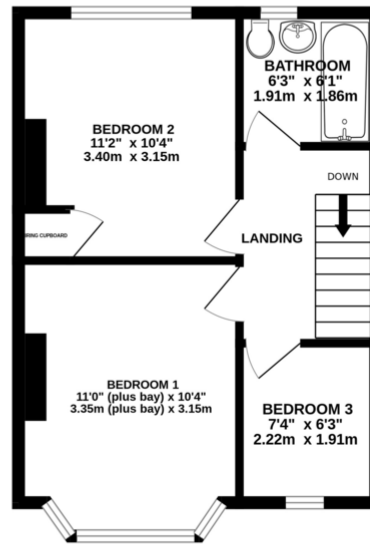
A rear alleyway allows vehicular access to a covered carport offering parking for one vehicle.



GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 813 sq.ft. (75.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Agents Note: 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. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 89 |
| (69-80) C | | |
| (55-68) D | 69 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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