



Modern End Terrace Home

CHECK OUT this modern End Terrace HOME. Ideal First Time Buy or Rental Investment. Local Schools, Super Markets, Train & Bus Link & A30 & M5. Popular location close to Exeter City Centre, Tithebarn, Pinhoe & more. Kitchen Breakfast Room, Living Dining overlooking Garden, 3 Bedrooms, Garden & Parking.

12 Viking Grove | Exeter | EX1 3YH





PROPERTY TYPE

End Terrace House



SIZE

922 sq ft



LOCATION

Town / City



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Eon District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

84 B



COUNCIL TAX BAND

D



in a nutshell...

- Close to Exeter, A30, M5 & suburbs
- 3 Bedrooms
- Kitchen Breakfast Room
- Living Dining overlooking Patio
- Bathroom & Cloakroom
- Garden & allocated Parking Spaces
- Close to Schools, Shops & Amneities
- Local Bus & Rail links
- IDEAL FIRST TIME FAMILY HOME





the details...

CHECK OUT this LOVELY FAMILY HOME!

Built within the last 4 years, this modern Taylor Wimpey build Family Home, sits on this popular Estate, Close to Exeter City Centre, Pinhoe & Tithebarn, the A30 & M5 transport links along with local bus service & rail station link to Exeter, Plymouth Bristol & London.

The property is set back from the main road, on a slightly elevated plot, with the added benefit of Eon Heat's modern district heating system, which is all electric.

There is a typical town garden frontage, with the Entrance Hall leading directly to the modern Kitchen Breakfast Room that overlooks the front. Plenty of cupboards, work surfaces with mood lighting, electric oven, hob & cooker hood, space & plumbing for a washing machine and fridge freezer & space for a dining table & chairs.

The main Living Room overlooks & via French Doors leads out to the rear Patio, decked Terrace & Garden areas. Plenty of natural light throughout. There is also a Ground Floor Cloakroom with toilet & sink.

Upstairs you will find 3 Bedrooms with a Family Bathroom. Plenty of space & light.

Outside to the rear there is a Patio, decked Terrace & garden area with rear gate that leads to two allocated Parking Spaces, off road.

This is a lovely Home, close to Town with easy to get to amenities, shops, schools & transport. Local Countryside & Beaches both not far away too!

Tenure: Freehold
Council Tax Band D

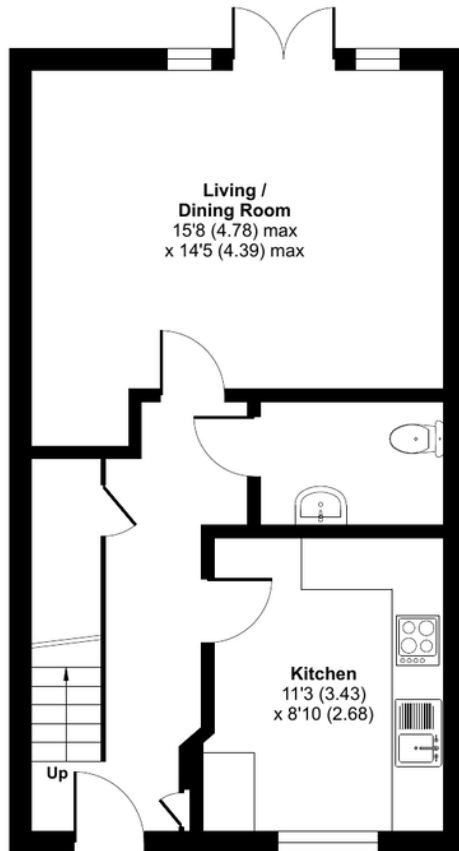
Well worth a look!



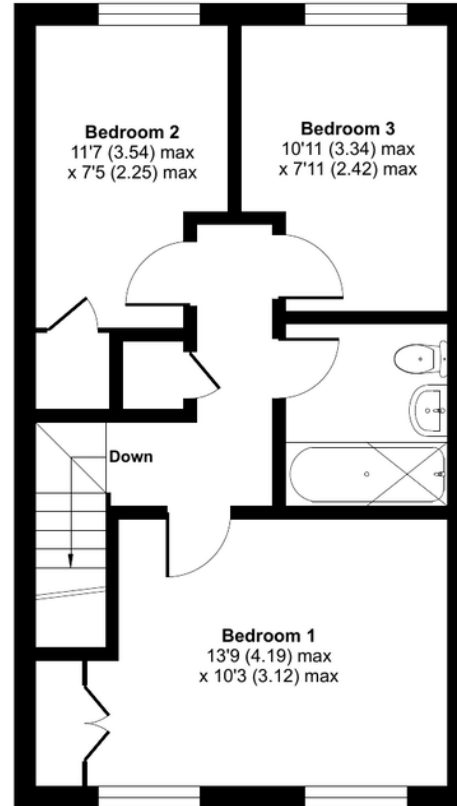
Viking Grove, Exeter, EX1

Approximate Area = 922 sq ft / 85.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1193159



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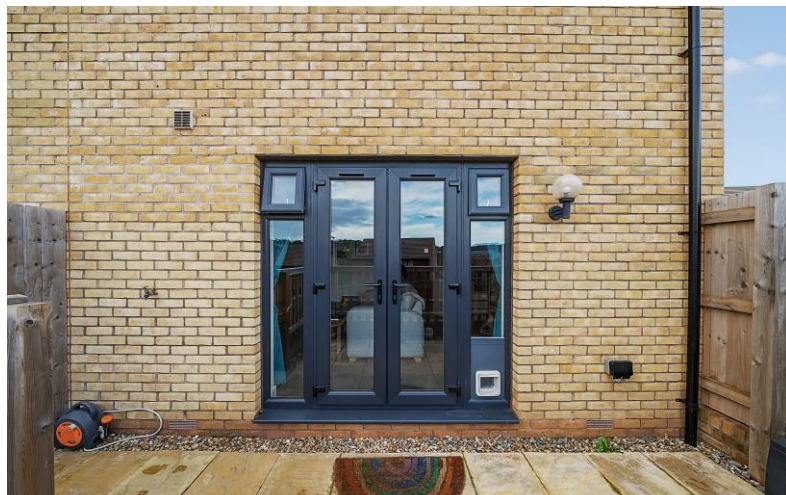
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the location...

Please check Google maps for exact distances and travel times.

Property postcode: EX1 3YH





Need a more complete picture? Get in touch with your local branch...

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