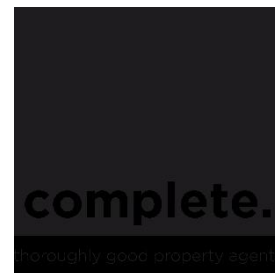




2 Bedroom Semi-Detached HOME

CHECK OUT this lovely Semi-Detached HOME. With a cosy living room overlooking the front lawn, kitchen with access to the back garden, 2 Bedrooms with particularly spacious master bedroom, bathroom with front and back garden. Close to the city centre with easy access to the Train Station, Airport and M5.

52 Shakespeare Road | Exeter | EX2 6BU





PROPERTY TYPE

Semi-Detached House



SIZE

624 sq ft



LOCATION

Urban



AGE

1950's



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

Garden, Large Garden



EPC RATING

78C



COUNCIL TAX BAND

A



in a nutshell...

- Kitchen with Access to Back Garden
- Sitting Room Overlooking Front Garden
- 2 Bedrooms
- Bathroom
- Large Wrap-Around Garden
- Built in Garden Shed
- Ideal First Home or Investment
- Close to City Centre
- Easy access to Rail Station, M5 & Airport





the details...

CHECK OUT this lovely Semi-Detached HOME. With a cosy living room overlooking the front lawn, kitchen with access to the back garden, 2 Bedrooms with a particularly spacious master bedroom, bathroom with front and back garden. Close to the city centre with easy access to the Train Station, Airport and M5.

Located on a large plot, set in a traditional Cul De Sac in the city of Exeter. The front door is located to the side of the property and leads you directly into the entrance hallway. The lounge is immediately on your left and benefits from a large window that overlooks the front lawn. There is practical laminate flooring throughout. The kitchen leads on from the lounge and is well stocked with shaker style units. There is a oven with a gas hob and space for a fridge/freezer, washing machine and tumble drier. A door from the kitchen leads you to back garden. Completing the ground floor is the bathroom with WC, wash basin, bath with shower over and tiled surrounds.

Carpeted stairs lead from the entrance hall to the first floor landing. A window ensures that this level is bright and airy. The first floor is comprised of two double bedrooms. Bedroom two is carpeted and overlooks the back garden. The master bedroom is very generous in size with dual aspect windows overlooking the front garden.

Outside the property has a large wrap-around garden with a lawn to the front, split in half by a garden path leading to a paved area. The back garden is accessed through the kitchen and a manual roller gate to the side of the property. This area is concrete and enclosed by a wall. The back section has been cleverly used to create a built in shed that was completed less than a year ago.



what the owner loves most...

The large garden!



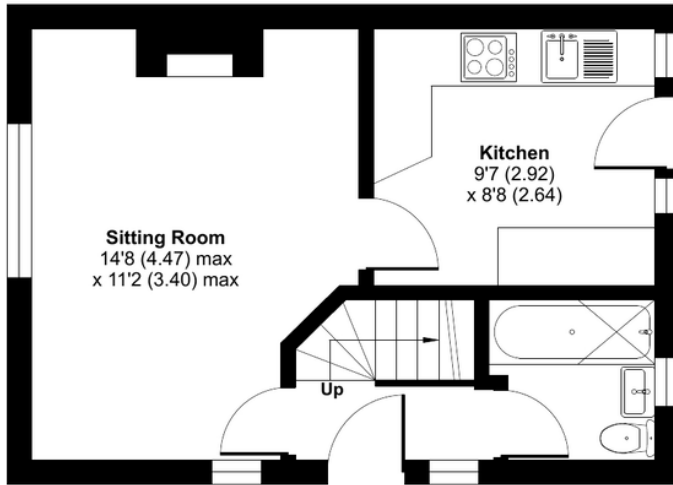
the floorplan...



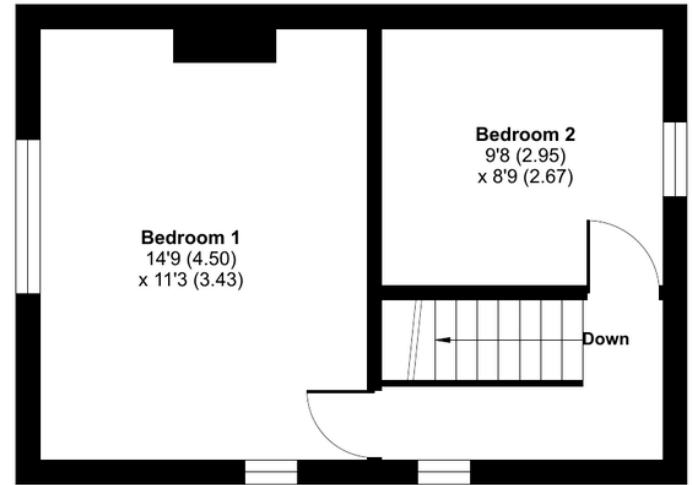
Shakespeare Road, Exeter, EX2

Approximate Area = 624 sq ft / 58 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1220602



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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bear in mind...

This property is only a short drive from the city centre.



the location...

Shops and eateries of every kind, a cathedral, lovely architecture, university, racecourse, the Exeter Chiefs rugby team – Exeter has the lot. It's well connected too: the M5 and direct trains to Paddington (in as little as 2h10) and an international airport.

Shopping

Late night pint of milk: One Stop 0.2 miles

City centre: Exeter 2.4 miles

Supermarket: Lidl 0.7 miles

Relaxing

Beach: Exmouth 10 miles

Park: Ludwell Valley Park 1.1 miles

Exeter Golf and Country Club: 1.5 miles

Travel

Bus stop: Fleming Way, Wonford 1 miles

Train station: Polsloe Bridge 2.1 miles

Main travel link: M5 3

Airport: Exeter 4.4 miles

Schools

Montgomery Primary School 2.5 miles

St Gabriel's Church of England Primary School 2.7 miles

Pinhoe Church of England Primary School and Nursery 4.7 miles

St Luke's Church of England School 3.8 miles

St Peter's Church of England Aided School 1.6 miles

West Exe School 3.2 miles

Please check Google maps for exact distances and travel times.

Property postcode: **EX2 6BU**





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

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Email exeter@completeproperty.co.uk
Web completeproperty.co.uk

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Cranbrook
EX5 7DR

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