



**54 Parkers Road, Starcross**

Guide Price £295,000





## 54 Parkers Road

Starcross, Exeter

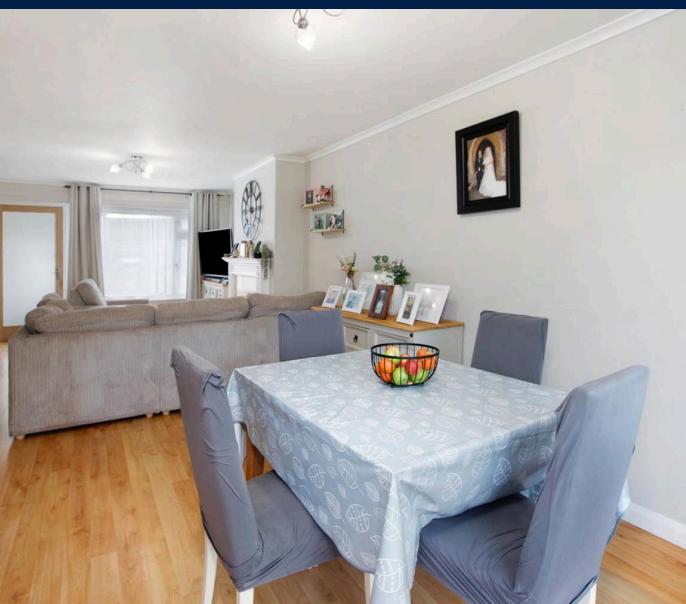
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- SEMI DETACHED PROPERTY IS POPULAR RESIDENTIAL LOCATION
- LOUNGE/DINER, FITTED KITCHEN
- CONSERVATORY
- THREE BEDROOMS
- FAMILY BATHROOM
- GARAGE AND PARKING FOR TWO VEHICLES
- UPVC D/G, GAS C/H
- FRONT AND REAR GARDENS
- VIEWING HIGHLY RECOMMENDED



Dart and Partners are delighted to offer to the market this three bedroom semi detached property situated in a popular residential location in Starcross. The accommodation briefly comprises entrance porch, living room/diner, fitted kitchen, conservatory, three bedrooms, family bathroom, front and rear gardens, driveway parking, garage, uPVC double glazing and gas central heating.

Obscure glazed uPVC front door into....

RECEPTION PORCH

uPVC double glazed window to side, glazed timber door opens into....

LIVING ROOM/DINER

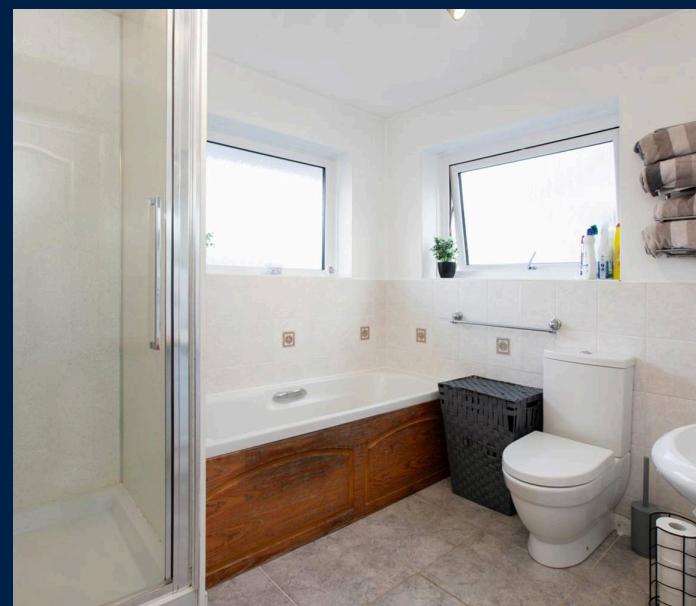
Dual aspect with uPVC double glazed window to front and aluminium double glazed sliding doors to the rear, opening into the conservatory, feature fireplace with marble heart and timber mantle, TV aerial connection point, power points, two radiators, stairs rising to first floor, useful understairs storage cupboard, doorway through to....

KITCHEN

With uPVC double glazed window and door to rear, matching range of wall and base units with roll top worksurface over, inset one and a half bowl stainless steel sink drainer, integrated electric oven and four burner gas hob with extractor over, space and plumbing for washing machine, integrated dishwasher, radiator, tiled splashbacks, power points.

CONSERVATORY

Sliding door to side, power points.





#### FIRST FLOOR LANDING

Power point, uPVC double glazed window to side, loft access hatch.

#### BEDROOM ONE

uPVC double glazed window to front, radiator, power points, built in wardrobes with sliding doors.

#### BEDROOM TWO

uPVC double glazed window to rear, radiator, power points.

#### BEDROOM THREE

uPVC double glazed window to front, radiator, power points.

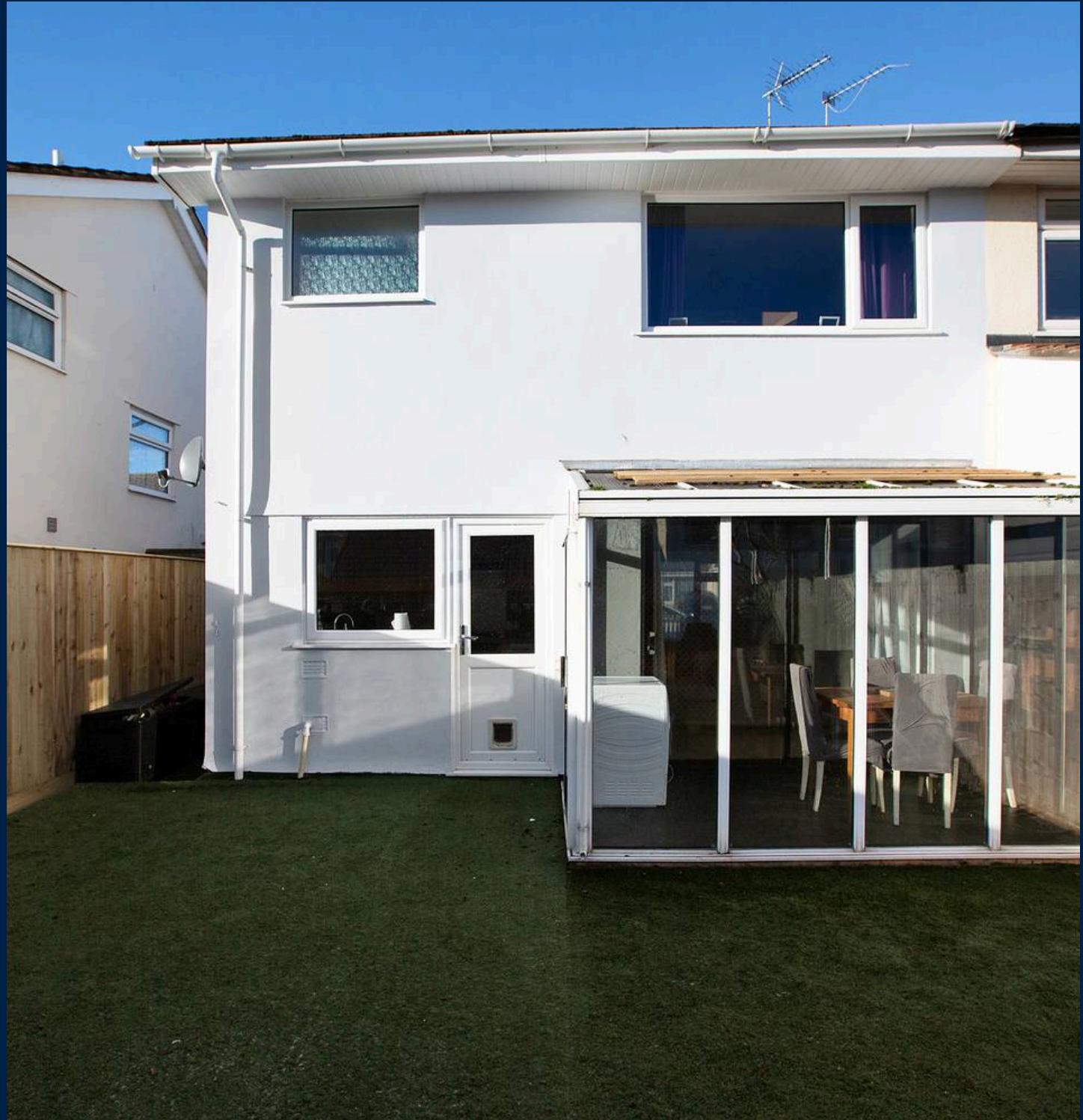
#### FAMILY BATHROOM

Dual aspect with obscure uPVC double glazed window to side and rear aspect, white suite comprising close coupled WC, inset wash hand basin into vanity unit, panelled bath, shower enclosure with glazed door, mains fed shower, chrome towel rail, tiled splashbacks, shaver socket.

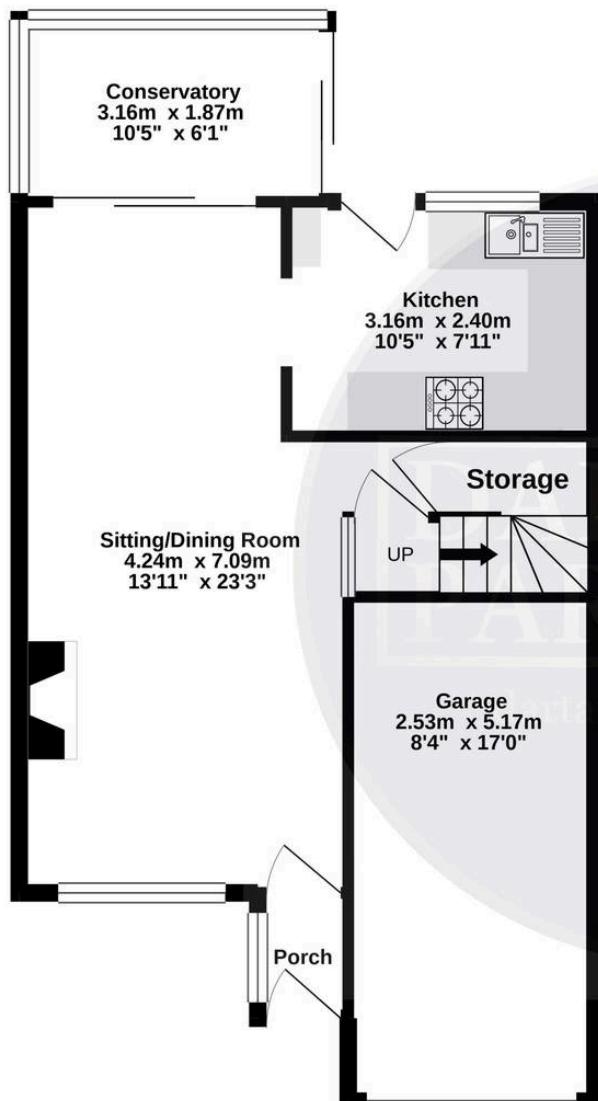
#### OUTSIDE

Driveway parking for two vehicles. The front garden is predominantly laid to lawn. Integral single garage with metal up and over door, power and light. The rear garden is fully enclosed by newly installed timber fencing and is predominantly laid to astro turf, perfect for entertaining.

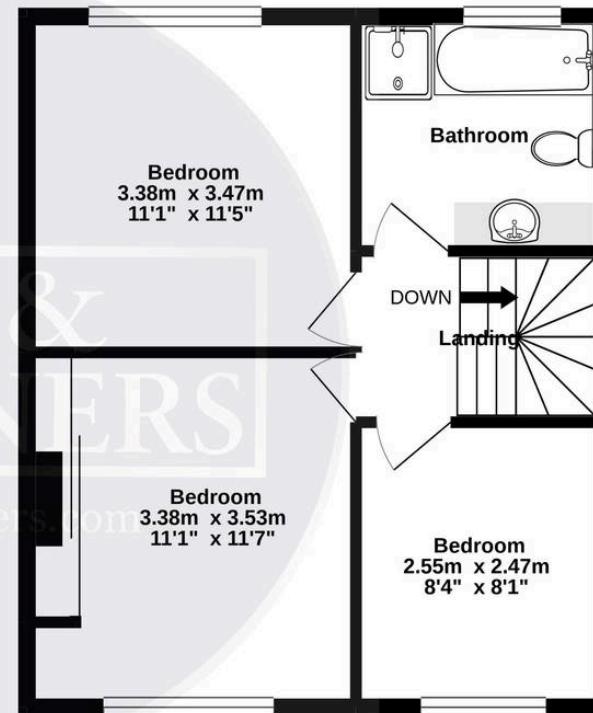




Ground Floor  
53.7 sq.m. (579 sq.ft.) approx.



1st Floor  
41.6 sq.m. (448 sq.ft.) approx.



**TOTAL FLOOR AREA : 95.3 sq.m. (1026 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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