



End-Terrace Home

Check out this NO CHAIN, End-Terrace Mid-Terraced Home featuring a Living Room, Kitchen/Dining Room, Two Double Bedrooms, Bathroom & Cloakroom with an enclosed Rear Garden and Off-Road Parking.

4 Pouncil Lane | Exeter | EX5 7BT



**PROPERTY TYPE**

End Terraced House

**SIZE**

609 sq ft

**LOCATION**

Town

**AGE**

Modern

**BEDROOMS**

2

**RECEPTION ROOMS**

1

**BATHROOMS**

1

**WARMTH**

District Heating System

**PARKING**

Off Road Parking

**OUTSIDE SPACE**

Garden

**EPC RATING**

72C

**COUNCIL TAX BAND**

C



in a nutshell...

- NO ONWARD CHAIN
- Kitchen/Dining Room
- Living Room
- Two Double Bedrooms
- Bathroom and Cloakroom
- Enclosed Rear Garden
- Off Road Parking
- Easy access to M5, A30 and Exeter
- Excellent Transport Links





the details...

Upon arrival, you're greeted by an entrance hallway with ample space for coats and shoes. Stairs rise to the first floor, and a convenient cloakroom is positioned nearby, complete with a WC and wash basin.

To the right, the spacious sitting room benefits from a useful built-in storage cupboard.

Beyond lies the kitchen/dining room, where a range of cupboards and worktops are situated above and below tiled surrounds. An electric oven and hob with extractor fan are fitted, alongside designated space for a washing machine and fridge/freezer. French doors open directly onto the rear garden, creating a seamless indoor-outdoor connection.

Upstairs, there are two well-proportioned bedrooms, each easily accommodating a double bed. Bedroom One also benefits from a fitted cupboard, providing useful built-in storage. Completing the accommodation is the bathroom, fitted with a tiled bath with shower over, wash basin, WC and a heated towel rail.

Outside, the enclosed rear garden features a lawn and a patio area, with steps to the right leading to a useful space for a shed. A gate provides direct access to the off-road parking situated to the side of the property.

Tenure - Freehold
Council Tax Band C

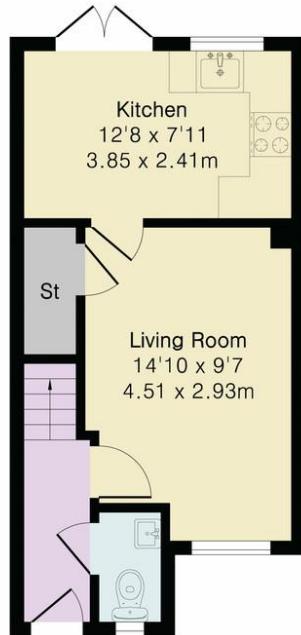


the floorplan...

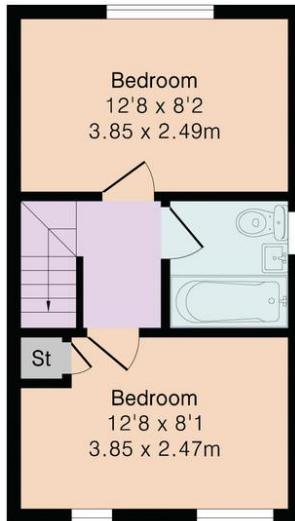
Approximate Gross Internal Area 609 sq ft - 56 sq m

Ground Floor Area 317 sq ft - 29 sq m

First Floor Area 292 sq ft - 27 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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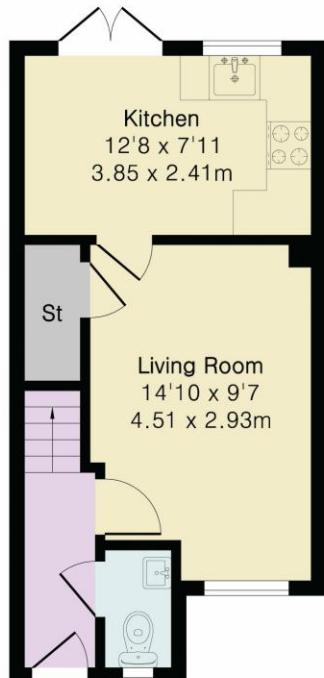




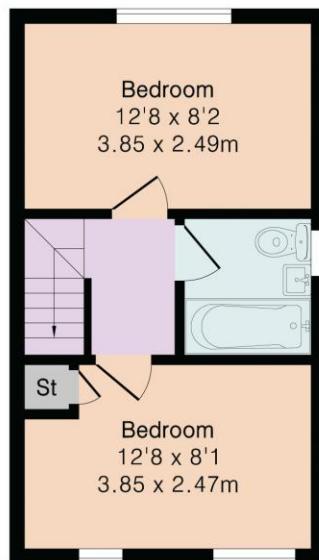
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