



## Double Fronted, Semi-Detached HOME

CHECK OUT this Semi-Detached double fronted home featuring a Sitting Room, Kitchen/Dining Room, Three Bedrooms, Bathroom, En-suite Shower & Cloakroom, Off Road Parking, and Landscaped rear garden. Situated only a short walk to shops, schools, amenities, public transport and the country park.

13 Whiteways | Exeter | EX5 7FH





PROPERTY TYPE

Semi-Detached House



SIZE

924 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

83B



COUNCIL TAX BAND

D



### in a nutshell...

- 3 Well-Appointment Bedrooms
- Spacious Living Room
- Modern Kitchen/Dining Room
- Enclosed Garden
- En-suite Shower + Bathroom + Cloakroom
- Off Road Parking for 2 Vehicles
- Plenty of Space & Natural Light
- Close to Schools, Shops, Town Centre
- Easy access to M5, Exeter & A30





## the details...

This double-fronted home offers a modern, spacious layout and is beautifully presented throughout. The atmosphere inside is warm and welcoming, supported by community central heating and double glazing.

Paved steps guide you to the front door, which sits neatly beneath a sheltered storm porch, and from here you step into a generous entrance hall. This space is thoughtfully designed, with a useful cupboard for shoes and coats and a cloakroom fitted with a WC and wash basin.

The kitchen and dining room sit to your right. This is a bright, modern space with practical vinyl flooring and sleek white units, while windows overlooking the front of the property fill the room with natural light. There is ample space for a dining table, and the kitchen is fully integrated with an electric oven, induction hob, dishwasher, fridge freezer and washing machine.

The sitting room completes the ground floor. This is a bright and airy space with soft carpet underfoot and a dual aspect that includes a window to the front and French doors opening directly into the rear garden, creating an easy connection between indoor and outdoor living.



the floorplan...

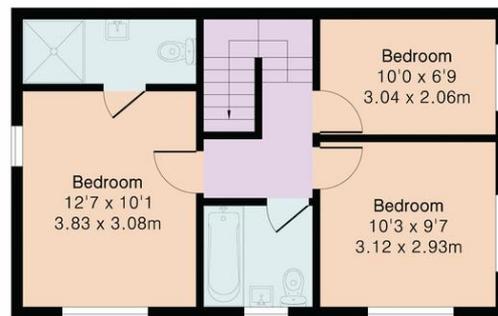
**Approximate Gross Internal Area 924 sq ft - 86 sq m**

Ground Floor Area 462 sq ft – 43 sq m

First Floor Area 462 sq ft – 43 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.

**complete.**

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## the details...

Stairs rise from the entrance hall to the first-floor landing, where you will find three bedrooms. Bedrooms two and three are bright, sunny spaces that feel inviting and well proportioned. The main bedroom is generous in size and benefits from an en suite shower room fitted with a tiled double shower, WC and wash basin. The modern family bathroom completes this floor, offering a tiled bath, a wash basin, a WC and practical vinyl flooring

Outside, the garden has been thoughtfully landscaped with a patio that offers plenty of space for outdoor furniture, an area of artificial grass, well-kept flower beds and a useful shed. Steps lead down to the garden gate, which opens onto a path running along the front of the property to the parking area, where there are two allocated spaces.

Tenure - Freehold  
Council Tax Band D







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

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