



## Semi-Detached HOME

CHECK OUT this well presented, NO CHAIN Semi-Detached HOME with two Double Bedrooms, Kitchen/Dining Room, Living Room, Bathroom, Cloakroom, Rear Garden and Off-Road Parking for two cars, situated close to the new Town Centre.

15 Morgan Sweet | Exeter | EX5 7ET

**complete.**

thoroughly good property agents



PROPERTY TYPE

Semi-Detached House



SIZE

623 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

74C



COUNCIL TAX BAND

C



### in a nutshell...

- NO ONWARD CHAIN
- Two Double Bedrooms
- Living Room
- Kitchen/Dining Room
- Bathroom/Cloakroom
- Enclosed Rear Garden
- Off-Road Parking for 2 Cars
- Close to the New Town Centre
- Easy access to M5, Exeter & A30





## the details...

Upon arrival, you're greeted by a welcoming 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 left, you'll find the spacious sitting room, an inviting area that is carpeted throughout and benefits from a useful built-in storage cupboard.

Beyond lies the kitchen/dining room, thoughtfully appointed with vinyl flooring and a range of cupboards and worktops. Integrated appliances include an electric oven, hob and extractor fan as well as space for a fridge/freezer and washing machine. French doors open directly onto the rear garden, offering a seamless transition between indoor comfort and outdoor living.

Upstairs, you'll find two light and airy bedrooms, each comfortably accommodating at least a double bed. Completing the accommodation is a modern bathroom featuring vinyl flooring, a tiled bath with shower over, wash basin, and WC.

The garden is fully enclosed and mainly laid to lawn, with a patio that works well for outdoor seating or dining. A paved path runs along the side of the house to a garden gate, giving an easy alternative route to the two off-road parking spaces positioned directly outside the property.

Tenure - Freehold  
Council Tax Band C

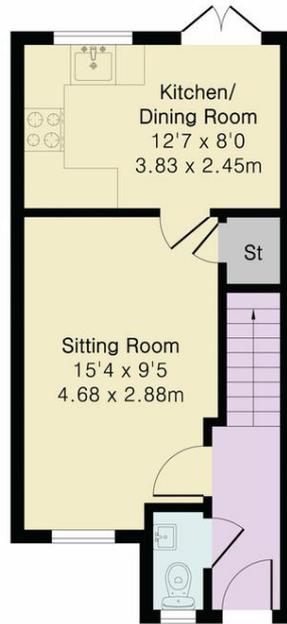


the floorplan...

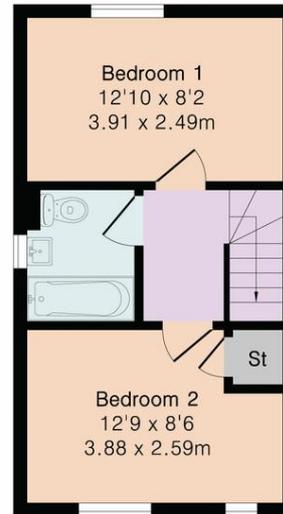
## Approximate Gross Internal Area 623 sq ft - 58 sq m

Ground Floor Area 324 sq ft – 30 sq m

First Floor Area 299 sq ft – 28 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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