

## 25 Merlin Crescent, Beacon Heath, Exeter, EX4 9AE



A well presented and comfortable family size terrace house with three bedrooms, modern refitted bathroom and kitchen, useful conservatory room, and attractive gardens, in a quiet residential close.

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**£210,000 Freehold DCX00192**

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# 25, Merlin Crescent, Beacon Heath, Exeter, EX4 9AE

Merlin Crescent is located off King Arthurs road in the Beacon Heath area on the northern side of the city. The area provides a regular bus service to the city centre and there are local shops and schools.

The property is a post war mid terrace house located in an off road close, making it safe for children. The property has been improved over the years and now provides well presented, three bedroom accommodation with PVCu double glazing and gas central heating. There is a good size refurbished kitchen, a useful conservatory room extension, modern bathroom and a useful attic room. The front and rear gardens have been attractively laid out with ease of maintenance in mind and the rear garden lends itself to outdoor entertaining. The property has had a re-tiled roof and there are PVCu soffits and fascias.

Overall, this is a lovely family home which should be viewed to be appreciated.

## THE ACCOMMODATION COMPRISES:

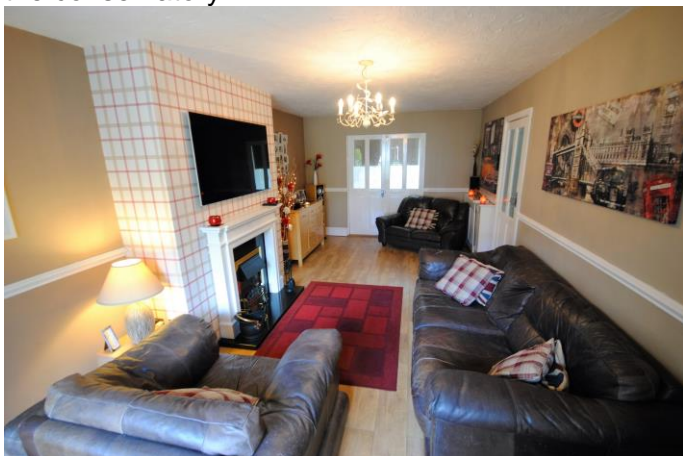
### GROUND FLOOR

#### Entrance Hallway

Part glazed PVCu front door and double glazed side window. Slate style ceramic floor tiles. Carpeted stairs to the first floor.

#### Living Room 21' 0" x 10' 8" (6.391m x 3.242m)

PVCu double glazed window to the front. Wood laminate flooring. Radiator. Modern fireplace with electric fire. Dado rails. T.V point. Double doors to the conservatory.



#### Kitchen/Breakfast Room 20' 9" x 9' 3" (6.322m x 2.812m)

Accessed from the living room and hall. Slate style ceramic tiled floor. Light wood faced fitted base and wall mounted cupboard units (some with glazed doors) with black granite style work surfacing with tiled surrounds. Space for range style double cooker with stainless steel splashback and extractor hood. Space and plumbing for washing machine. Further appliance space. Space for American style fridge/freezer. Radiator. Circular stainless steel sink unit with mixer tap and single drainer. Fitted breakfast bar. Ceiling inset spotlighting. Part PVCu double glazed door to:



#### Conservatory/Study 9' 10" x 9' 0" (2.998m x 2.739m)

Wood laminate flooring. PVCu window and double glazed door to the garden. Telephone point.



#### Rear Lobby

PVCu double glazed window. Water tap. Obscure glazed door to rear garden.

### FIRST FLOOR

#### Landing

Fitted carpet. Built in airing cupboard housing Vaillant gas boiler.

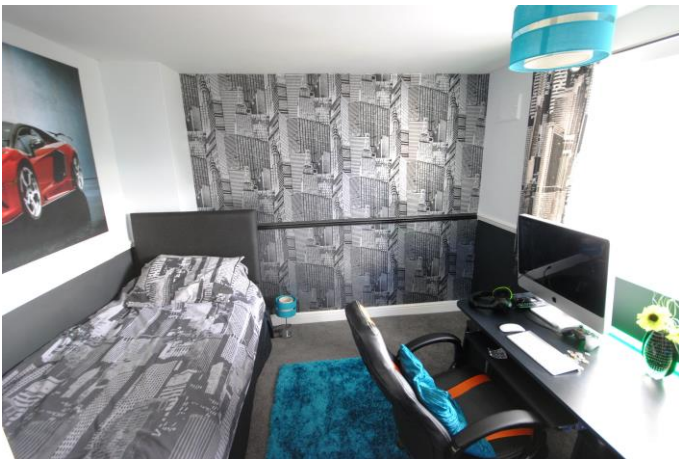
**Bedroom One 10' 9" x 10' 8" (3.287m x 3.259m)**

PVCu double glazed window to the front. Fitted carpet. Radiator. Dado rails. Walk in wardrobe cupboard with shelving.



**Bedroom Two 12' 8" x 9' 9" (3.854m x 2.982m max)**

Fitted carpet. Radiator. PVCu double glazed window to the rear.



**Bedroom Three 10' 9" x 6' 3" (3.272m x 1.906m)**

PVCu double glazed window to the front. Fitted carpet. Built in shelved cupboard. Radiator.



**Bathroom**

Modern white three piece suite: panel bath with shower mixer tap, shower over bath and screen; wall mounted wash basin with mixer tap; close coupled W.C. Limestone style tiled walls and floor. Chrome finish ladder style towel rail/radiator. Underfloor heating. Ceiling inset spotlights. Ceiling inset extractor fan. Two obscure double glazed windows.



**Attic Room 17' 8" x 11' 6" (5.384m max x 3.504m)**

Fixed ladder access from the landing. Three velux windows. Under eaves storage. Laminate flooring. N.B: the room has some restricted head height due to part sloping ceilings.



**OUTSIDE**

To the front, the garden has been attractively paved for ease of maintenance and it is contained by low level walling. There is a paved pathway to the front door and outside light. The rear garden has been attractively laid out with both out door relaxing and entertaining in mind and ease of maintenance, Immediately adjoining the house is a sun terrace which has been Astro-turfed. An arched trellis provides access to a further level area of garden with a feature pond, timber decked area and raised beds. There is a wooden summerhouse with power connected which is currently being used as a drinks bar and adjoining this there is a further storage shed.



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