

EPC Graph to follow

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Westminster Road, Exeter, Devon, EX4 2LL

PRICE £189,950

TENURE Freehold



A Modern Two Bedroom Mid-Link House Located In A Popular Area Of Exeter

Lounge • Kitchen / Dining Room • Two Bedrooms • Bathroom / WC •
Fully Enclosed Rear Garden • Garage • Ideal First Time Or Investment Purchase •

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THE ACCOMMODATION COMPRISES:

UPVC double glazed entrance door opening to:

LOUNGE: 15' 9" x 12' 7" (4.8m x 3.84m) UPVC double glazed window to front elevation; television point; radiator; stairs rising to the first floor with useful understairs storage recess beneath.

KITCHEN / DINING ROOM: 12' 8" x 8' 9" (3.86m x 2.67m) Fitted with a range of roll edge work top surfaces with splashback surrounds and inset stainless steel sink unit with mixer tap over; range of base cupboard and drawer units with space and plumbing washing machine beneath work surfaces; matching range of wall units at eye-level; gas cooker point; wall mounted gas boiler serving domestic hot water and central heating; UPVC double glazed window to rear elevation and UPVC double glazed door giving access to the rear garden.

FIRST FLOOR LANDING: With access to roof space; doors to:

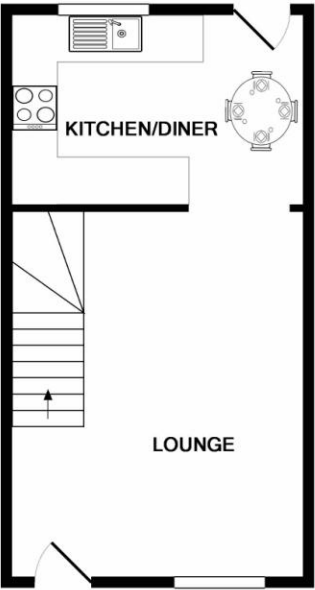
BEDROOM ONE: 12' 7" x 11' 7" (3.84m x 3.53m) A dual aspect room with two UPVC double glazed windows to front elevation; television point; radiator.

BEDROOM TWO: 12' 11" x 6' 2" (3.94m x 1.88m) UPVC double glazed window to rear elevation; radiator.

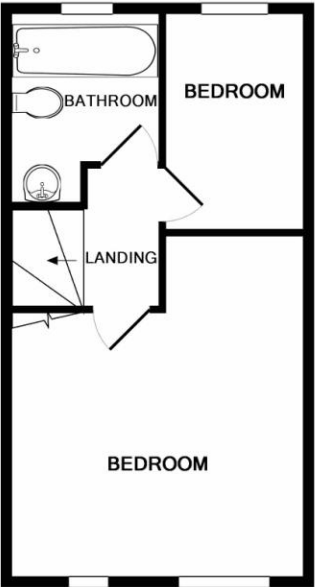
BATHROOM / WC: Fitted with a three-piece suite comprising a panelled bath with shower over; wash hand basin; WC; UPVC double glazed window to rear elevation.

OUTSIDE: To the front of the property is an area of garden with pathway leading to the entrance door. To the rear is a good sized garden predominantly laid to lawn with paved patio seating area enjoying pleasant views across the city. The property also has the advantage of a GARAGE in a block close by with up and over door.

FLOOR PLAN:



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		92
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 