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25 Hatherleigh Road, St. Thomas, Exeter,
Devon, EX2 9LF

PRICE **£215,000**
TENURE Freehold



A Well Presented Three Bedroom Mid-Terrace House Enjoying A Most Convenient Location Close To Amenities With Enclosed Sunny Aspect Rear Garden And Garage In A Block Close By

Reception Hall • Spacious Through Lounge And Dining Area • Kitchen •
Dining / Sun Room Extension • Three First Floor Bedrooms • Modern Bathroom Suite •
Gas Central Heating And Double Glazing •
No Onward Chain • Viewing Strongly Recommended •



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THE ACCOMMODATION COMPRISES:

OPEN ENTRANCE PORCH: With double glazed windows with obscure glass; composite front door with patterned window inset and matching picture side screen to one side giving access to:

RECEPTION HALL: A fine entrance to the property with stairs rising tot he first floor with useful understair storage cupboard beneath; laminate flooring; radiator.

LOUNGE / DINING ROOM: 22' 4" x 11' 1" (6.81m x 3.38m) narrowing at the dining room end to 8' 5" (2.57m). A bright and spacious room with double glazed window overlooking the front aspect and glazed panelled double doors opening to the sun room from the dining area; wall mounted living flame effect coal gas fire; television point; useful wall recess; light dimmer switches; radiator.

KITCHEN: 8' 9" x 8' 4" (2.67m x 2.54m) (Accessed from the reception hall and dining area). Comprising patterned working surfaces with tiled splashbacks; inset one and a half bowl single drainer sink unit with mixer tap over; range of base cupboard and drawer units, space and plumbing for washing machine and further appliance space beneath work surfaces; matching range of wall units at eye-level incorporating a corner display unit; gas cooker point; access to understair storage area with shelving ; extractor fan; double glazed window to rear aspect and double glazed door giving access to:

DINING / SUN ROOM EXTENSION: 14' 7" x 7' 9" (4.44m x 2.36m) A fine addition to the accommodation with double glazed windows overlooking the rear garden; wood laminate flooring; power connected; double glazed double doors opening onto the dining/sun room extension.

FIRST FLOOR LANDING: With access to boarded roof space via loft ladder housing the boiler serving domestic hot water and central heating; doors leading to:

BEDROOM ONE: 12' 5" x 10' 2" (3.78m x 3.1m) Double glazed window to front elevation; radiator; built-in wardrobe / linen cupboard with sliding doors and slatted shelving; timer control for hot water and central heating.

BEDROOM TWO: 10' 2" x 9' 7" (3.1m x 2.92m) Double glazed window to rear aspect; radiator.

BEDROOM THREE: 9' 8" x 6' 8" (2.95m x 2.03m) maximum measurement into built-in full length wardrobes with dual clothes rails and shelving; double glazed window to front aspect; radiator.

BATHROOM / WC: Stylishly fitted with a white suite comprising of a bath with shower unit over and shower rail; attractive tiling to splash prone areas incorporating a full width mirror; vanity style wash hand basin with chrome mixer tap over and cabinets beneath; WC with push button flush; chrome heated towel rail; double glazed window with patterned glass.

OUTSIDE: To the front of the property is a lawned area of garden with pathway giving access to the property. To the rear is a fully enclosed garden enjoying a sunny southerly aspect and comprising of lawned area of garden, decked sun terrace ideal for al-fresco dining, patio sun terrace, timber garden shed and gate giving rear pedestrian access to rear pedestrian service lane. The property also has the benefit of a GARAGE located in a block nearby.

FLOOR PLAN:



GROUND FLOOR
APPROX. FLOOR
AREA 476 SQ.FT.
(44.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 375 SQ.FT.
(34.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 851 SQ.FT. (79.0 SQ.M.)

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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