







**FULL DESCRIPTION** This immaculately presented property has been extended and makes a fantastic family home. It is fully gas central heated and has double glazed windows throughout. There is a large garden and a garage.

The property is located only 5 minutes from Exeter City Centre and is close to Exeter University and RD&E. There are fantastic bus routes available and a train station only 10 minutes away. There are local amenities on your doorstep and your neighbour is the beautiful setting of Mincing Lake park perfect for dog walking, exercising or entertaining your children.

The property consists of a spacious ground floor with great sized living room with large window that allows light to flood the room.

The extended kitchen/diner has modern fitted units with plenty of storage cupboards for those kitchen essentials and ample space for appliances. This large space is perfect for a family dining table and has french doors opening up on to the garden making the room very light and airy.

There is an office/games room located on the ground floor also.

On the first floor of the property we have the bedrooms and family bathroom. The master bedroom is a great size and very light and airy thanks to the large window. Bedroom 2 is another good sized double room with large windows overlooking the back garden.



Bedroom 3 is a great sized single room again over looking the back of the house.

The property comes with fantastic outdoor space. The garden has light and power and is fully enclosed and has a patio area perfect for BBQ's and Al fresco dining. It also has a large grass area which is ideal for children or pets to play on. The garden is very private.

The property comes with a garage.

**LIVING ROOM** 13' 5" x 9' 10" (4.11m x 3.02m)  
Spacious living room with large window overlooking the front of the house.

**KITCHEN/ DINER** 13' 8" x 18' 7" (4.19m x 5.68m)  
Beautiful extended kitchen/diner. With modern units, ample space for appliances and large family dining table and french door opening out on to the sunny garden.

**OFFICE/ GAMES ROOM** 9' 9" x 6' 3" (2.98m x 1.93m)  
Great space for an office or games room.

**MASTER BEDROOM** 12' 6" x 9' 2" (3.83m x 2.80m)  
Great sized Double Bedroom overlooking the back garden.

**BEDROOM 2** 12' 4" x 9' 3" (3.77m x 2.82m) Another excellent sized double room.

**BEDROOM 3** 7' 4" x 6' 9" (2.26m x 2.08m) A great sized single room.



**BATHROOM** 7' 5" x 6' 3" (2.27m x 1.93m) Family bathroom consisting of a WC, hand wash basin and bath with shower overhead.

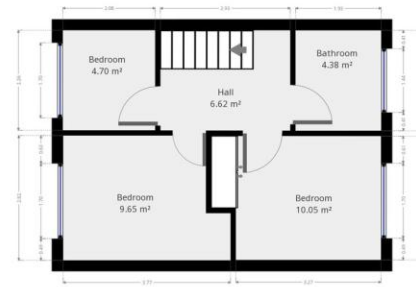
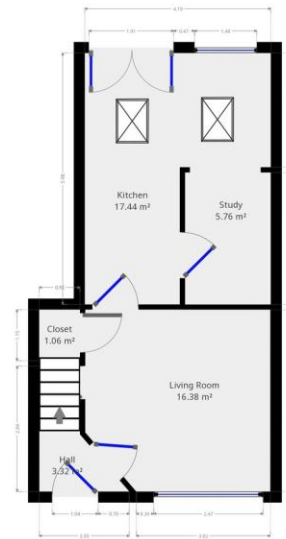
**GARDEN** The property comes with great outdoor space. The garden is fully enclosed and has a patio area perfect for BBQs and Al fresco dining. It also has a large grass area which is ideal for children or pets to play on.











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