



MANSTON ROAD, EXETER, EX1 2QA

OFFERS IN REGION OF £400,000





- Three Double Bedrooms
- Additional Loft Room
- Modern Features Throughout
- Sleek Modern Kitchen
- Lots Of Characteristic Features
- Landscaped Rear Garden
- Outbuilding With Light & Power

This stunning 3 bedroom home with additional loft room is beautifully presented throughout and to the highest of standards. Located only minutes from Exeter RD&E and City Centre the location is ideal for a working professional.

Well regarded primary & secondary schools are within easy access of the property, as is Heavitree Park. The property is conveniently located close to a bus route, train station and is well situated for access to major road links including the M5 and A30.

The bright entrance hall to this property leads to the rooms on the lower floor and to the stairs. The vestibule provides storage for jackets and shoes.

The living room is radiating with character with a stunning feature fireplace, coving, integrated storage, shelving and picture rails. The detail in this room is particularly special. The stripped wood floors run from living room to dining room. The dining room has a large window overlooking the garden and access to under stair storage.



The kitchen consists of modern cabinets with plenty of space for kitchen essentials and ample space for appliances. There is a large window overlooking the garden and access to the cloakroom consisting of a WC, hand wash basin and window.

On the first floor of the property, we have 3 good sized bedrooms 2 of which are good sized doubles and all have feature fireplaces. The family bathroom is also located on this floor and has been slightly extended to create more space and consists of a bath with shower overhead, WC and hand wash basin.

The loft room is positioned on the second floor. Accessed by a ladder this room has 2 skylights and has been fitted with full electrics and makes a great space to relax.

The low maintenance garden is a great space for entertaining and al fresco dining. There is a patio area and an artificial grass area perfect for children or pets to play on. Located in the garden is an outside office that has been fitted with light and power.

**LIVING ROOM** Great space with large bay window and feature fireplace, this room is open to the dining room.



**DINING ROOM** The dining room is a great size with open aspect to the living room, access to under stair storage and a large window looking out to the garden.

**KITCHEN** Modern fitted kitchen with lots of storage for kitchen essentials, ample space for appliances and a large window overlooking the garden. The kitchen has a door leading to the garden.











DOWN STAIRS CLOAKROOM Consisting of a WC and hand wash basin.

#### FIRST FLOOR

BEDROOM ONE Large double bedroom with bay window and feature fireplace.

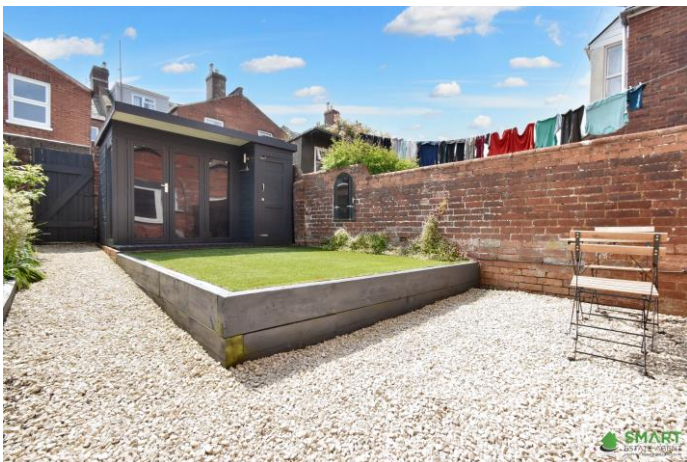
BEDROOM TWO Another great sized double bedroom with feature fireplace.



BEDROOM THREE A large single bedroom or a small double bedroom with feature fireplace.

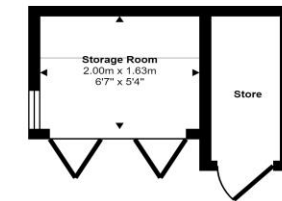
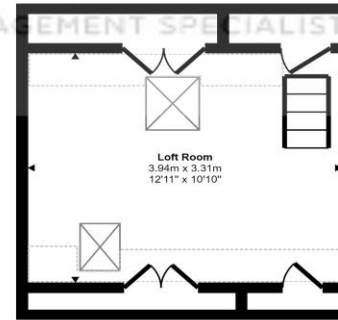
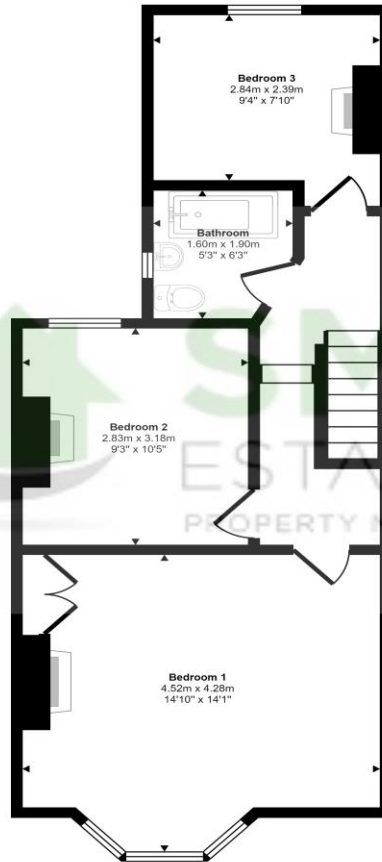
FAMILY BATHROOM Modern family bathroom consisting of a WC, hand wash basin and bath with shower overhead.

LOFT ROOM Large double room with stylish skylights. This room isn't officially a bedroom but has been fitted with electrics and makes a great additional space.



GARDEN Low maintenance garden with artificial grass and patio area. There is also a garden office which has been fitted with light and power.

Approx Gross Internal Area  
113 sq m / 1216 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		