



River Plate Road, Exeter, EX2

**Offers Over £300,000**

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- Quiet Cul-de-sac
- Modern Kitchen
- 2 Double Bedrooms
- Master Ensuite
- Local Amenities On Your Doorstep
- Beautifully Presented Throughout
- Rear Garden With Out Building
- Off Road Parking

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A modern and recently decorated three bedroom semi detached home, offered to the market for sale with no onward chain. Located within this popular and established residential area the property offers convenient access to major commuter links, Exeter Business Park, Exeter International Airport, Newcourt Train Station and IKEA. The property is also well placed for access to well regarded schools and Rydon Lane Retail Park which offers a Tesco Superstore.



The accommodation is light and spacious throughout, comprising in brief entrance hall, living room and kitchen/diner with French doors opening out onto the rear garden. Three bedrooms, ensuite shower room and a family bathroom are situated to the first floor. The property includes a large established rear garden proving a pleasant outdoor seating area and a sunny south aspect. A side gate offers pedestrian access to the garden. Allocated parking directly outside the property.

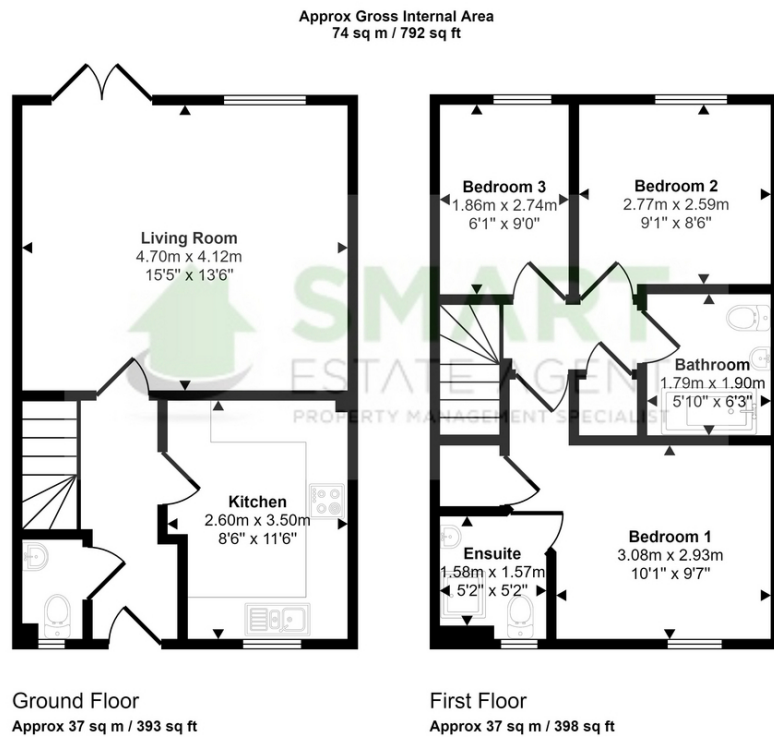


 3

 2

 74 sq m





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>91</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>78</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

