



Okehampton Road, Exeter, EX4

£290,000



# Key Features

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- Bay Fronted Property
- Three Bedrooms
- Open-Plan Lounge / Dining Room
- Walkable Distance To City Centre
- Additional WC
- Feature Fireplace
- Move In Ready
- Side Utility / Office Space
- Low Maintenance Rear Garden
- South Facing Garden + Rear Access



*A beautifully presented three bedroom terrace home situated within a convenient position in the popular residential area of St Thomas, the property benefits from an open-plan living/dining room & side utility room. Walking distance to the City centre.*





Presented to the market is this delightful three-bedroom Victorian terrace located in the heart of St Thomas.

As you enter, the charming wooden flooring sets the tone for this character-filled home. The ground floor features exposed floorboards throughout, leading to a living room with a beautiful bay window which leads through to the open dining space. Towards the rear, a spacious kitchen offering more than enough storage space and kitchen essentials.

Past the kitchen is the main family bathroom with an obscure window looking to the rear garden.

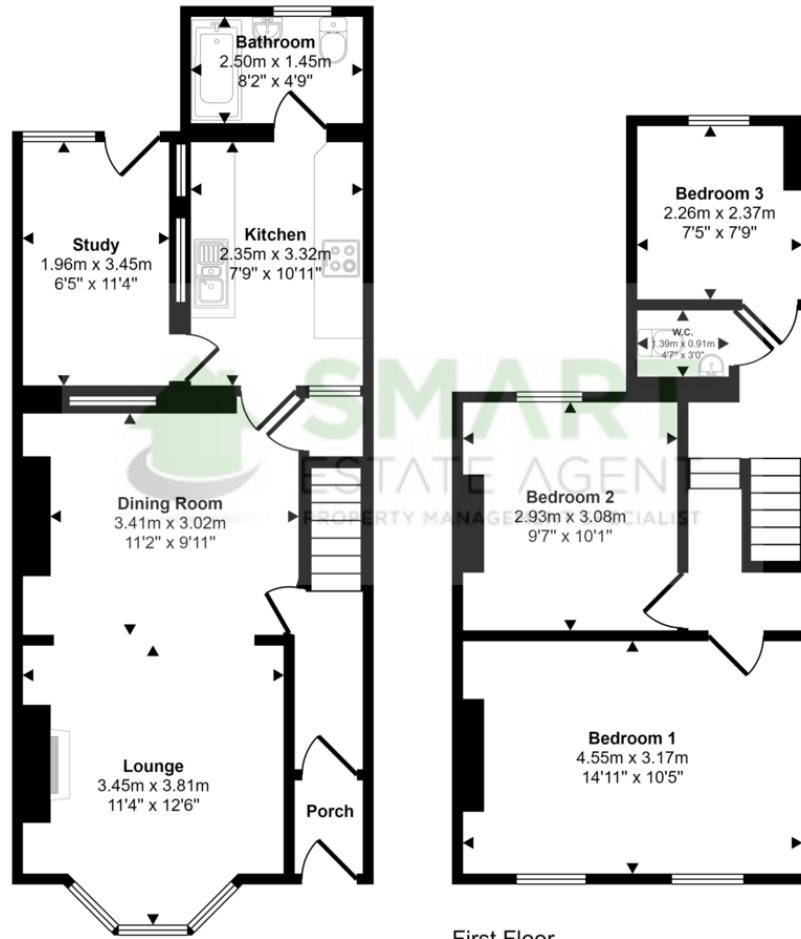
Upstairs, you'll find two spacious double bedrooms and a versatile single bedroom, perfect as a children's bedroom as current or home office. A very useful WC is also located on this floor.

To the side of the kitchen is a very useful utility space which could easily be used as a home office or storage space.

The rear garden provides the perfect spot to enjoy the summers sunshine. It features a lovely patio area ideal for al fresco dining, complemented by artificial lawn providing east maintenance but also side planters which are currently used to grow your own fruit & veg.



Approx Gross Internal Area  
90 sq m / 970 sq ft

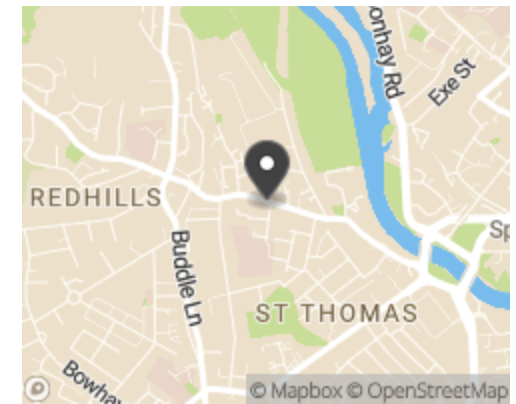


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales			



**Tenure Type:** Freehold  
**Council Tax Band:**  
**Council Authority:**