



Monks Road, Exeter, EX4

Guide Price £280,000

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This well presented property makes a fantastic first home or investment, it is fully gas central heated and has double glazed windows throughout.

It is located in a popular area within walking distance of the city centre. There are multiple walks, parks and cycle paths close by. The property is conveniently located close to a bus route, train line and is well situated for access to major road links including the M5 and A30.

This end of terrace property has a spacious ground floor consisting of a great sized living room with large window that allows light to flood the room as well as glass double doors that open up into the kitchen/diner.

The kitchen has fitted units with plenty of storage cupboards for those kitchen essentials. There is ample space for appliances with more than enough room to have a dining table. There is also access to a WC and the rear garden from the kitchen.

On the first floor of the property there are 2 bedrooms and a family bathroom. The master bedroom is a great size and very light and airy due to the large window, there are also built in wardrobes Bedroom 2 is a good sized double room with large window overlooking the back garden.

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. There is a small garden to the front of the property and a





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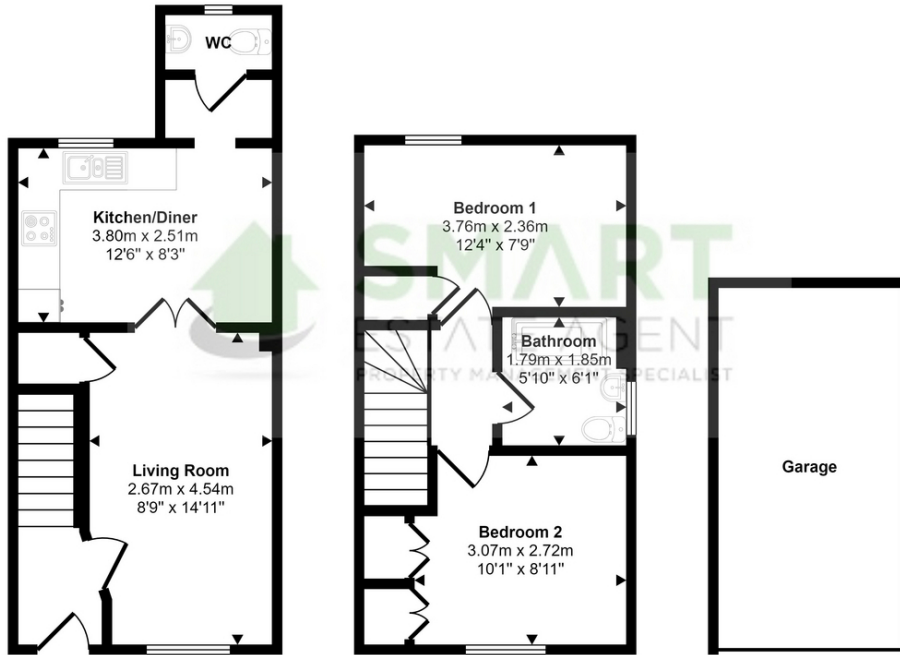
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 760 sq ft



Approx Gross Internal Area
71 sq m / 760 sq ft



Ground Floor
Approx 30 sq m / 320 sq ft

First Floor
Approx 27 sq m / 294 sq ft

Garage
Approx 14 sq m / 146 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.

