



 **SMART**  
ESTATE AGENT

Bathern Road, Exeter, EX2

Guide Price £375,000

 **SMART**  
ESTATE AGENT  
PROPERTY MANAGEMENT SPECIALIST



# Key Features

- Great Location Only Minutes From Exeter City Centre
- Easy access to M5 and A30
- Kitchen/Diner
- 3 Double Bedrooms
- Additional Conservatory
- Large Living Room
- Large Garden
- 2 Garages





*Beautiful 3 double bedroom, detached property with double garage, large conservatory, fantastic outdoor space and a kitchen/diner. This property is located close to Exeter City Centre, RD&E and University and gives easy*









This modern DETACHED house is located in Middlemoor with local schools and amenities on your doorstep. Access to the M5 and A30 is very easy and you can be in the heart of the cathedral city of Exeter within 15 minutes. There are excellent transport links and cycle tracks close by.

The property is gas central heated and has double glazed windows throughout. The property is in good order but there is still bags of potential for updates to be made.

As you enter the property there is a hallway with access to the WC and large storage cupboard.

The kitchen has excellent storage for those kitchen essentials and an integral oven and extractor fan and ample space for additional appliances. There is a large window overlooking the garden and the kitchen is open to the dining room. The dining room is spacious and has another window giving a dual aspect. The perfect space for a busy family dinner time!

The living room is particularly large and gives access to the conservatory which has French doors to the garden which makes the space perfect for entertaining.

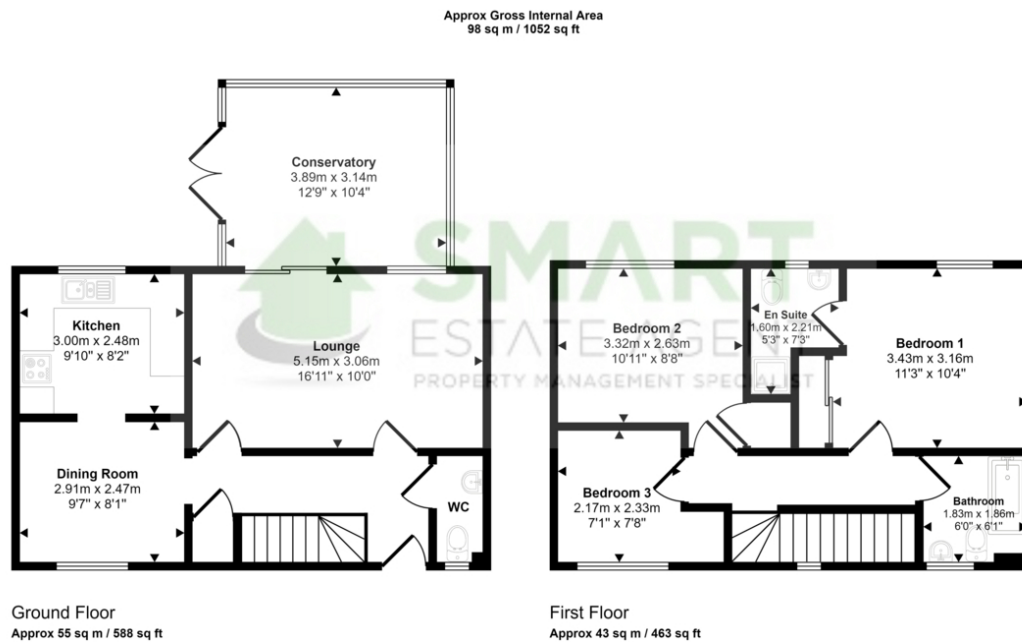
On the first floor of the property there are 3 double bedrooms with large windows. Bedroom 1 has access to the ensuite, and bedroom 3 has a recess for a wardrobe.

There is a fully enclosed garden with a gate to the rear of he property, the garden is not overlooked which is an extra bonus and is incredibly spacious. The grass area is perfect for children or pets to play on and the patio area is great for al fresco dining.

The property comes with 2 parking spaces and 2 garages which are

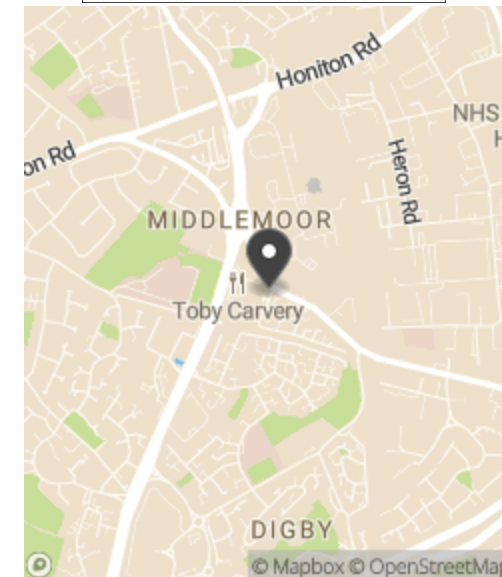






This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>73</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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