



Greyfriars, Exeter, EX4

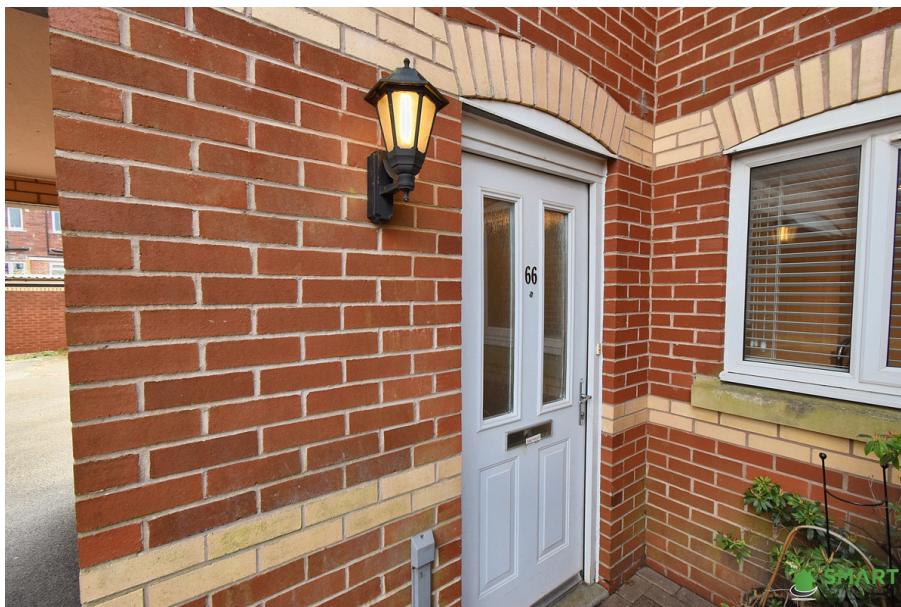
£280,000



**SMART**  
ESTATE AGENT  
PROPERTY MANAGEMENT SPECIALIST

# Key Features

- Modern build
- Fully fitted kitchen with integrated appliances
- Fully enclosed garden
- 2 Bathrooms one of which is ensuite
- Parking for 2 cars



*Centrally located 3 bedroom property only minutes from the cathedral city of Exeter. Excellent transport links close by.*





This modern terraced house is located in the heart of Exeter with local schools and amenities on your doorstep. Access to the M5 and A30 is very easy and you can be in the city within 5 minutes. There are excellent transport links close by including a train station.

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, dishwasher, washing machine and fridge/freezer. There is a large window overlooking the front of the home.

The living room is an L shape which makes it perfect for a family dining table. the glass sliding doors to the garden area make this a great space for entertaining.

On the first floor of the property there are 2 large double bedrooms both with large windows. Bedroom 1 has access to the ensuite, and bedroom 2 has a recess for a wardrobe. Bedroom 3 is a large single room.

There is a fully enclosed garden with a gate to the rear of the property, the garden is not overlooked which is an extra bonus. There are mature shrubs and bushes currently in the garden and a patio area for garden furniture.

The property comes with 1 parking space with use of a few other visitor spaces.

#### SERVICES:

We have been advised by the seller the following:

Mains gas, electric, water and drainage

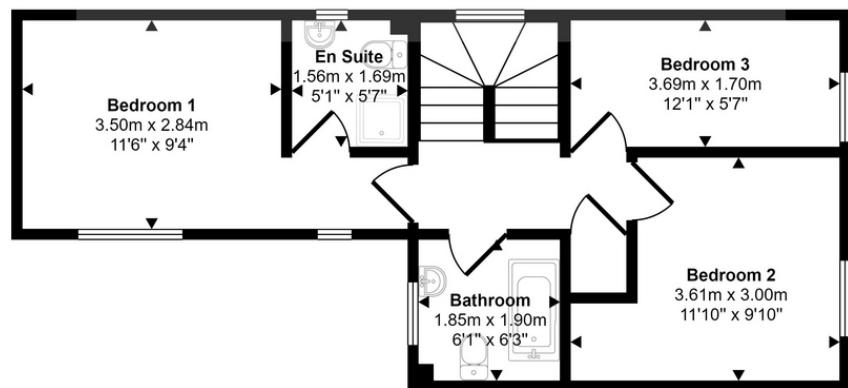
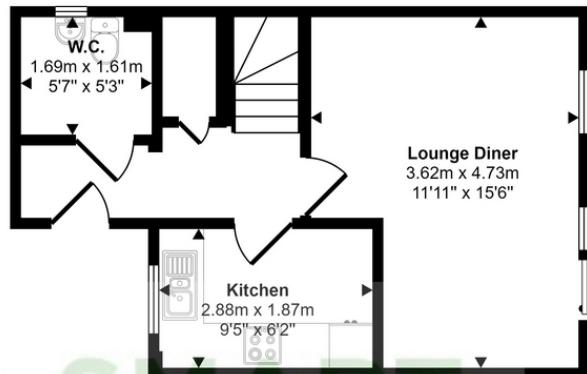
Several mobile networks are available at the property

Several broadband providers available at the property

2 Allocated parking spaces available



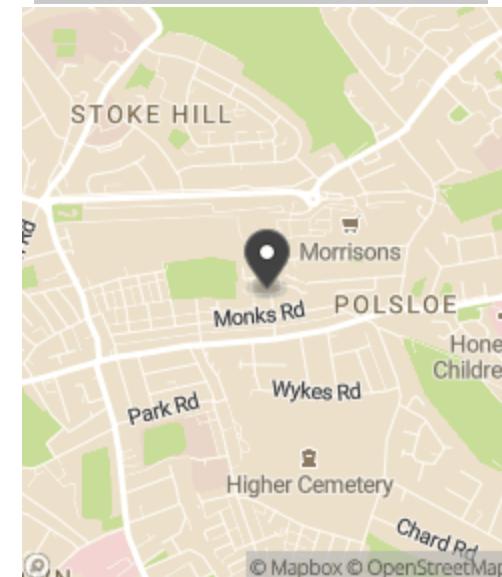
Approx Gross Internal Area  
75 sq m / 802 sq ft



#### First Floor

Approx 43 sq m / 461 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.



Tenure Type: Freehold

Council Tax Band: C

Council Authority: