



 **SMART**
ESTATE AGENT

Powderham Road, Exeter, EX2

Offers In Excess Of £375,000

 **SMART**
ESTATE AGENT
PROPERTY MANAGEMENT SPECIALIST

Key Features

- Enclosed rear garden
- Driveway
- Turnkey home
- Modern finish throughout
- Three double bedrooms
- garage



An immaculately presented three bedroom semi-detached home that has been tastefully renovated by the current owners offering spacious accommodation throughout, off-road parking with garage and plenty more on offer.





A spacious entrance hall welcomes you into the home, which then leads to the open-plan living and dining area, covering an impressive 21'5" x 30'2" of floor space. The living area itself is a cosy space offering ample room for sizeable furniture, with a feature gas fireplace creating a focal point. The dining area is positioned between the living space and the kitchen, creating the perfect area for socializing with family and hosting guests.

The modern kitchen is located at the rear of the property and is fully equipped with a range of fitted appliances, including an electric oven, combination microwave, electric four-ring hob with extractor over, fridge freezer, wine fridge, and a dishwasher. The kitchen is especially light and airy thanks to the large window that enjoys views over the rear garden. The ground floor also benefits from a downstairs WC and a utility space, which incorporates both space and plumbing for a washing machine and tumble dryer.

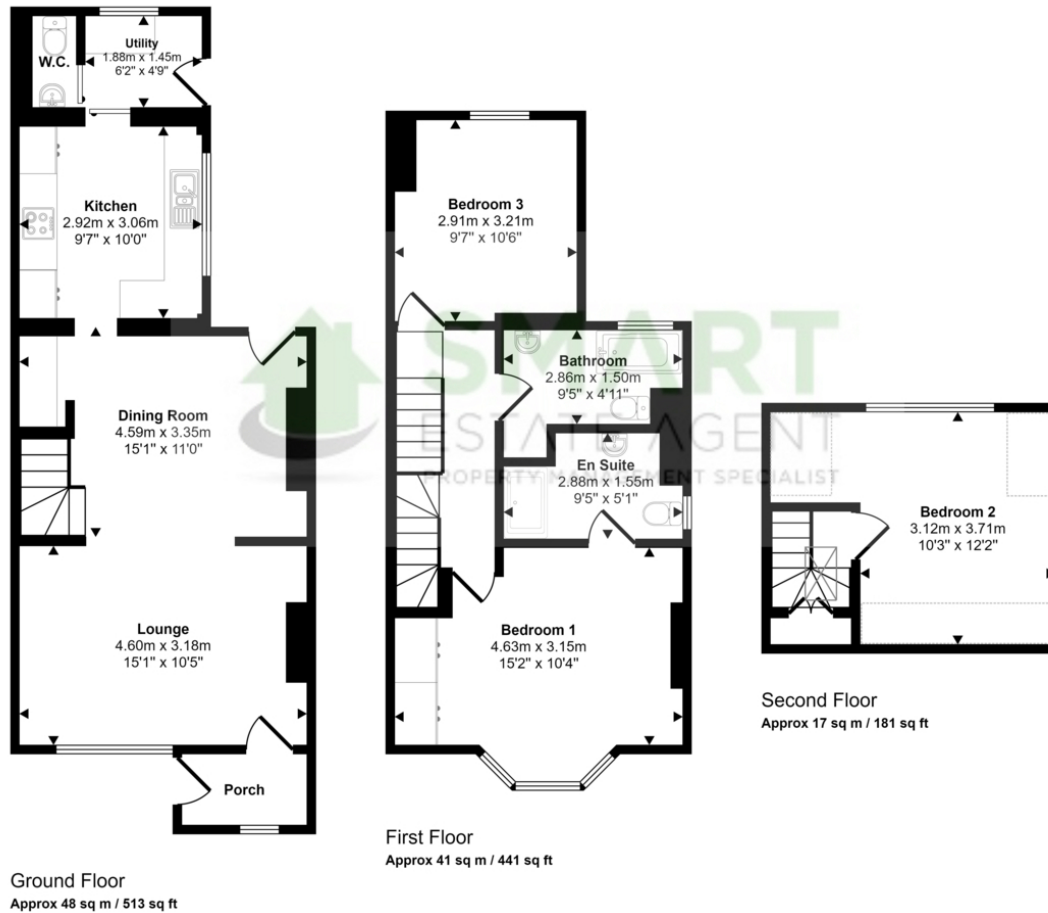
The first-floor accommodation comprises two double bedrooms and the family bathroom. The master bedroom is a great size, allowing plenty of room for bedroom furniture, and benefits from its own contemporary en-suite, which includes a double shower, WC, and wash hand basin. The main family bathroom is also on the first floor and has a modern finish, including a bathtub with a shower over, WC, wash hand basin, and heated towel rail.

The current owners have carefully renovated the property to include a third bedroom on the second floor, which is a comfortable double.

The rear garden is accessed via the utility room and includes an area laid to lawn, followed by a decked area perfect for enjoying the sun during the summer months.

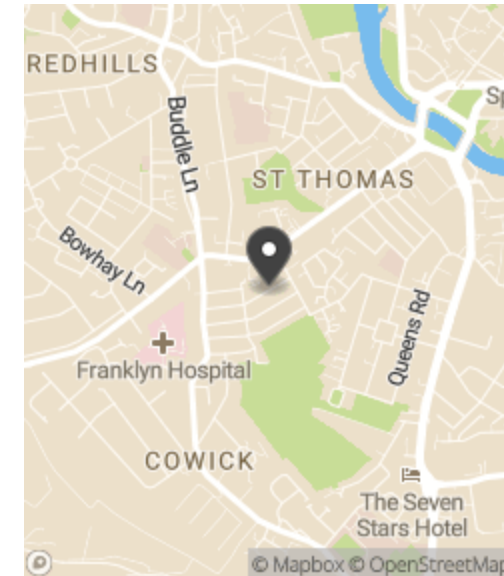
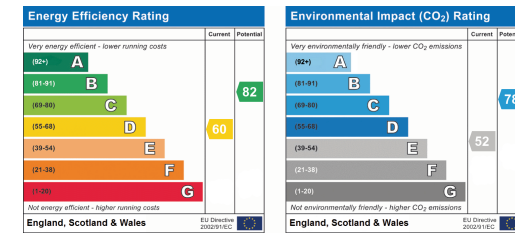


Approx Gross Internal Area
105 sq m / 1135 sq ft



Denotes head height below 1.5m

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: Exeter City Council