



## Semi-Detached HOME

CHECK OUT this well-presented semi-detached HOME with two double Bedrooms, Kitchen/Dining Room, Living Room, Bathroom, Cloakroom, Off-Road Parking and a rear garden, situated close to the new town centre and the country park.

23 Inner Westland | Exeter | EX5 7EQ





PROPERTY TYPE

Semi-Detached House



SIZE

622 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

78C



COUNCIL TAX BAND

C



### in a nutshell...

- Two Double Bedroom
- Living Room
- Kitchen/Dining Room
- Bathroom and Cloakroom
- Enclosed Rear Garden
- Off Road Parking
- NO ONWARD CHAIN
- Close to the New Town Centre
- Easy access to M5, A30 & Exeter





## the details...

A paved pathway leads to the front door. Inside, it is beautifully presented with light and stylish décor, recently replaced carpets and is warm and welcoming with community central heating and double glazing throughout.

Upon entering the property, you're welcomed by an entrance hallway with ample space for coats and shoes. Stairs rise to the first floor, and a convenient cloakroom is fitted with a WC and wash basin. To the right, a spacious sitting room offers a comfortable retreat and includes a handy built-in storage cupboard. The kitchen/dining room lies beyond, featuring wood-effect vinyl flooring, a range of cupboards and worktops, an electric oven and hob with extractor fan, and French doors that open directly onto the rear garden.

Upstairs, you'll find two light and airy bedrooms, each comfortably accommodating at least a double bed. Completing the accommodation is a modern bathroom featuring wood-effect vinyl flooring, a tiled bath with shower over, wash basin, and WC

Outside the enclosed rear garden is mainly laid to lawn with a side gate that leads around to the off road parking to the front of the property.

Tenure - Freehold  
Council Tax Band C

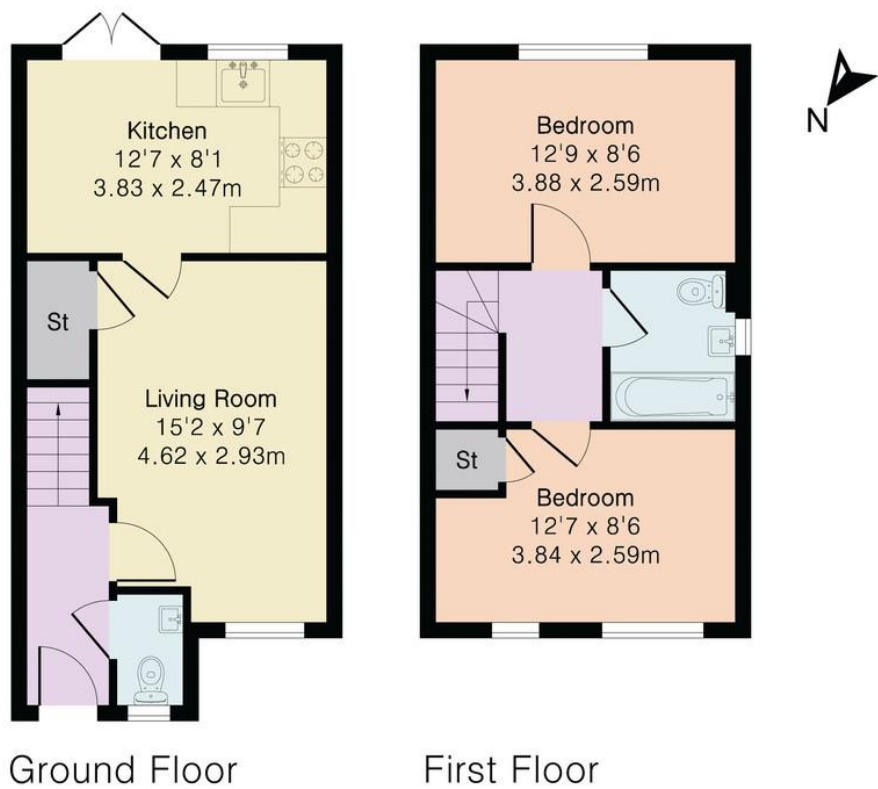


the floorplan...

Approximate Gross Internal Area 615 sq ft - 58 sq m

Ground Floor Area 319 sq ft – 30 sq m

First Floor Area 296 sq ft – 28 sq m



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