



30 Peterborough Road
Exwick, Exeter, EX4 2EG

An exciting opportunity to acquire this modernised and superbly presented 4 bedroom detached family sized house in an elevated and sought after residential area with fine views across the city, especially from the hot tub! This impressive property stands in a generous corner plot and comes with an open-plan kitchen/diner ideal for modern day family living, a ground floor shower room/WC, off road parking for two vehicles, integrated single garage with internal access (can be used as utility), and a purpose built timber shelter strategically placed at the top corner of the garden to give maximum privacy and best vantage point for the views.

Strong interest anticipated and early viewings recommended!

Guide Price £425,000

30 Peterborough Road

Exwick, Exeter, EX4 2EG



- Entrance Porch
- Shower Room/WC (ground floor)
- Gas Central Heating & uPVC Double Glazing
- Garage (with internal link to porch)
- Lounge
- 4 Bedrooms (3 doubles)
- Generous Corner Plot Gardens
- Kitchen/Diner
- Bathroom
- Off Road Parking for 2 Vehicles

Entrance Hall

Lounge

15'3" x 11'6" (4.67m x 3.51m)

Kitchen/Diner

23'5" x 12'4" (7.14m x 3.76m)

Shower Room

Bedroom 1

11'6" x 14'2" (3.53m x 4.34m)

Bedroom 2

14'0" x 9'6" (4.29m x 2.92m)

Bedroom 3

8'9" x 9'4" (2.69m x 2.87m)

Bedroom 4

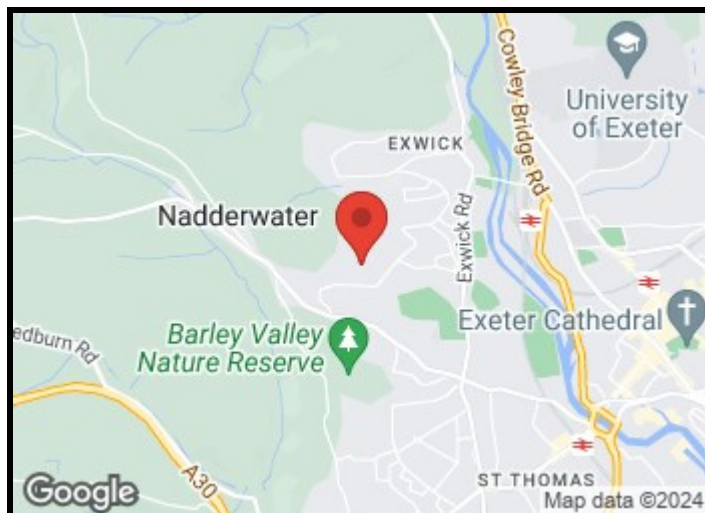
7'6" x 8'9" (2.29m x 2.69m)

Bathroom

Outside

Garage

Information on Location



Directions





Floor Plan



Total area: approx. 124.0 sq. metres (1334.7 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

30 Peterborough Road, Exeter

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	