



## 5 Millstream

Exeter, EX2 6GD

A rare opportunity to acquire this impressive family sized residence with 4 spacious double bedrooms, the master bedroom with sizeable en-suite showeroom. This substantial property forms part of a prestigious development quietly situated near the river Exe and cycle paths. The stylish ground floor accommodation comes with a reception hall, cloakroom/WC, kitchen and a large lounge/diner with patio doors opening out onto the rear patio and generous well landscaped rear garden. The four bedrooms are accessed via a spacious first floor landing and accompanied by a well appointed family bathroom.

This striking home comes with a large integrated garage which has the rare feature of being open at the rear to provide a drive through to extra parking within the rear garden.

Perfect for those seeking to live close to Exeter's vibrant maritime quayside, the RD&E hospital, local schools and excellent transport links. The property stands in a sizeable level plot with well landscaped gardens enjoying plenty of sunshine and the perfect corner site to build a summer house or log cabin/home office.

Strong interest anticipated and early viewings recommended.

**Guide Price £460,000**

5 Millstream

Exeter, EX2 6GD



- Reception Hall
  - Striking Kitchen
  - Gas Central Heating & uPVC Double Glazing
  - Private Parking (front of property)
- Cloakroom WC
  - 4 Double Bedrooms (one en-suite shower room)
  - Sizeable Well Landscaped Rear Garden
- Large Lounge/Diner
  - Bathroom, Laminate Flooring Throughout Ground Floor
  - Large Open Garage (leads to extra parking)

Reception Hall

9'10" x 4'4" (3.00m x 1.33m)

Cloakroom WC

6'2" x 4'6" (1.88m x 1.38m)

Large Lounge/Diner

19'10" 17'3" (6.05m 5.28)

Kitchen

11'9" x 7'8" (3.60m x 2.36m)

Landing

20'6" x 7'2" (6.26m x 2.19m)

Bedroom 1

11'10" x 9'10" (3.63m x 3.01m)

En-suite Shower room

9'10" x 4'9" (3.00m x 1.47m)

Bedroom 2

12'7" x 9'10" (3.84m x 3.01m)

Bedroom 3

9'8" x 9'8" (2.97m x 2.95m)

Bedroom 4

9'8" x 9'8" (2.96m x 2.96m)

Family Bathroom

9'1" x 7'1" (2.77m x 2.18m)

Garage

19'10" x 9'10" (6.05m x 3.02m)

Outside

Parking

New Build Estate Maintenance Charge

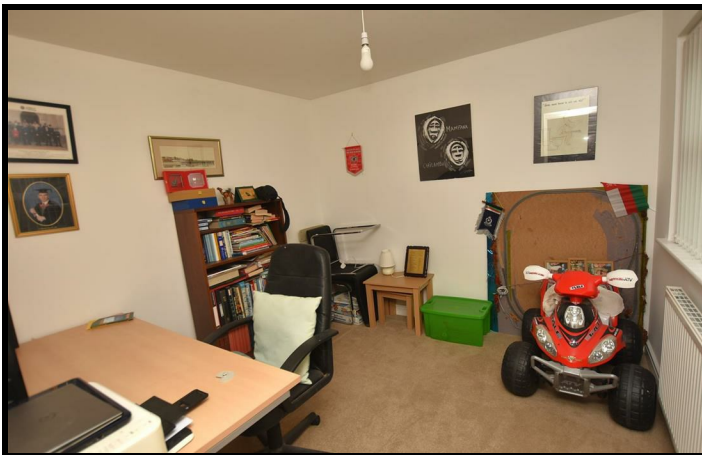
£80 PA



Directions







Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

