



## 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 shower. 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 £425,000**

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- 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)

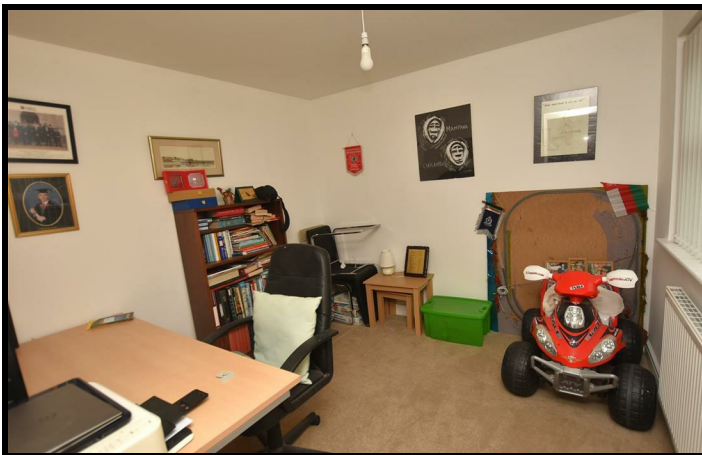
|                                |                                     |
|--------------------------------|-------------------------------------|
| Reception Hall                 | Bedroom 2                           |
| 9'10" x 4'4" (3.00m x 1.33m)   | 12'7" x 9'10" (3.84m x 3.01m)       |
| Cloakroom WC                   | Bedroom 3                           |
| 6'2" x 4'6" (1.88m x 1.38m)    | 9'8" x 9'8" (2.97m x 2.95m)         |
| Large Lounge/Diner             | Bedroom 4                           |
| 19'10" 17'3" (6.05m 5.28)      | 9'8" x 9'8" (2.96m x 2.96m)         |
| Kitchen                        | Family Bathroom                     |
| 11'9" x 7'8" (3.60m x 2.36m)   | 9'1" x 7'1" (2.77m x 2.18m)         |
| Landing                        | Garage                              |
| 20'6" x 7'2" (6.26m x 2.19m)   | 19'10" x 9'10" (6.05m x 3.02m)      |
| Bedroom 1                      | Outside                             |
| 11'10" x 9'10" (3.63m x 3.01m) | Parking                             |
| En-suite Shower room           | New Build Estate Maintenance Charge |
| 9'10" x 4'9" (3.00m x 1.47m)   | £80 PA                              |



Directions







Floor Plan



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