



5 Millstream Exeter, EX2 6GD

An exciting opportunity to acquire this superbly presented family sized residence with 4 spacious double bedrooms, the master bedroom with sizeable en-suite shower room. The substantial property forms part of a prestigious development quietly situated near the picturesque river Exe and cycle paths leading to Exeter's vibrant maritime quayside with an eclectic mix of cafes, restaurants, and bars. You can also pick up cycle paths to Double Locks, Turf Locks and the historic estuary town of Topsham.

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. On the first floor, a spacious landing gives way to four bedrooms and 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. The property also benefits from having shared pedestrian side access and a secure gate which gives way to the rear garden without the need to go through the garage.

Perfect for those seeking to live near Exeter's 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 £400,000

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- ***NO ONWARD CHAIN!***

- Large Lounge/Diner, Stylish Kitchen
- Gas Central Heating & uPVC Double Glazing
- Private Parking (front of property)

- MOTIVATED SELLER, PRICED TO SELL

- 4 Double Bedrooms (one en-suite shower room)
- Sizeable Well Landscaped Rear Garden

- Reception Hall & Cloakroom WC

- 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)

Bedroom 2

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

Cloakroom WC

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

Bedroom 3

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

Large Lounge/Diner

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

Bedroom 4

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

Kitchen

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

Family Bathroom

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

Landing

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

Garage

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

Bedroom 1

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

Outside

En-suite Shower room

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

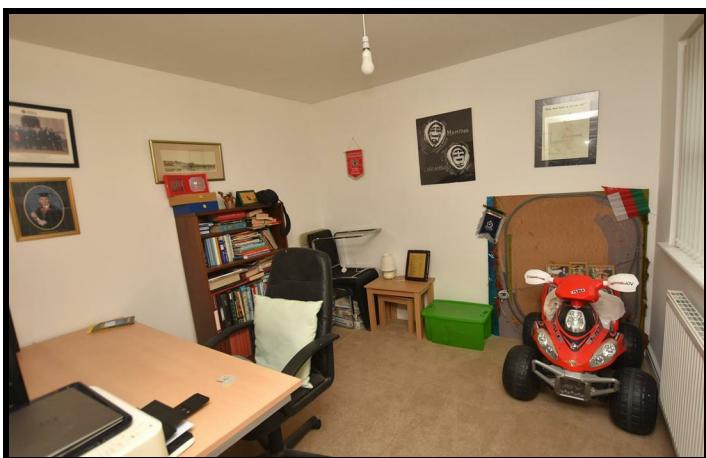
Parking

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.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (92 plus) A	89
(81-91) B	78
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

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 CO₂ emissions

EU Directive 2002/91/EC

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