



## 37 St. Annes Road

, Exeter, EX1 2QD

Guide Price £345,000

Situated on the south lying side of St. Annes Road, this superbly presented mid-terraced house offers a delightful blend of modern living and traditional charm. With three well-proportioned bedrooms, this home is perfect for young families or those seeking extra space. The heart of the home is undoubtedly the impressive open-plan kitchen and dining area, which flows seamlessly into a sun room extension, creating a bright and inviting atmosphere.

The property has been thoughtfully upgraded and refurbished, ensuring that many of its original character features have been retained and enhanced, providing a warm and welcoming environment. A convenient downstairs cloakroom adds to the practicality of the layout, making daily life that little bit easier.

The house is equipped with uPVC double glazing and gas central heating, ensuring comfort and energy efficiency throughout the year.

Step outside to discover a sizeable south-facing rear garden, complete with full width patio. This well-established outdoor space is ideal for those who enjoy alfresco dining and entertaining, offering a safe and enclosed area for children and pets to play. A brick shed stands in the far corner and a gate provides useful pedestrian rear access.

Located in a favoured residential area, the property is well-served by public transport, including bus routes and Polsloe Bridge train station, making commuting a breeze. Additionally, the city centre, local schools, hospitals, and a variety of shops and amenities are all within comfortable walking distance.

- SUPERBLY PRESENTED HOME
- Entrance Vestibule & Hall
- Cloakroom WC
- Lounge (with bay window)
- Open-Plan Kitchen/Dining Room
- Substantial Sun Room/Utility
- 3 Bedrooms & Bathroom
- Gas Central Heating & uPVC Double Glazing
- Attractive South Facing Rear Garden
- Residents' On Street Permit Parking

### Viewing

Please contact our Heavitree Office on 01392 499823 if you wish to arrange a viewing appointment for this property or require further information.



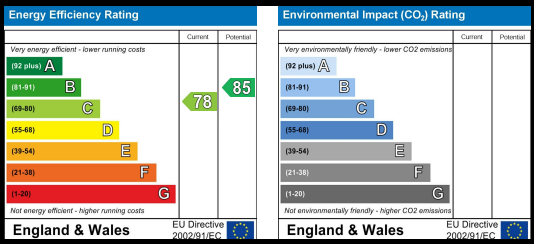
Floor Plan



Area Map



Energy Efficiency Graph



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