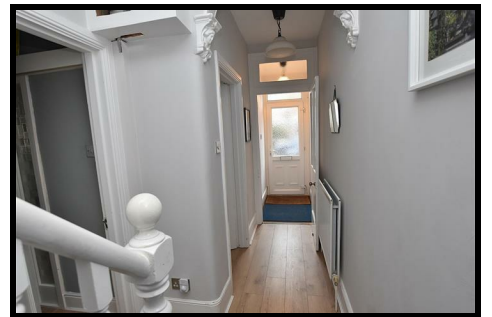




## 45 St Johns Road EXETER, EX1 2HR

A substantial 3 double bedroom mid terrace Victorian town house in favoured residential area within easy walking distance of the city centre. The property is offered in well maintained condition and benefits from a modernised and spacious kitchen, 2 separate reception rooms, spacious utility room, modernised bathroom (first floor) and a sizeable courtyard style garden with rear access.

With well-proportioned accommodation throughout, this home is perfect for young families or those seeking extra space.

The property has been thoughtfully upgraded, ensuring that many of its original character features have been retained and enhanced, providing a warm and welcoming environment. The sizeable utility room lying off the kitchen adds to the practicality of the layout and this extra space may lend potential to create a downstairs cloakroom/WC 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.

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,

**Guide Price £345,000**

# 45 St Johns Road

EXETER, EX1 2HR



- Entrance Vestibule & Hall
- Spacious Fitted Kitchen
- Bathroom
- Residents' On Street Permit Parking
- Lounge
- Utility Room
- uPVC Double Glazing & Gas Central Heating
- Dining Room
- 3 Double Bedrooms
- Sizable Courtyard Style Garden

## Entrance Vestibule

## Reception Hall

## Lounge

13'10" x 12'7" (4.22m x 3.86m)

## Dining Room

12'4" x 10'9" (3.76m x 3.28m)

## Kitchen

12'7" x 9'4" (3.84m x 2.87m)

## Utility Room

9'6" x 8'7" (2.90m x 2.64m)

## Landing

## Bedroom 1

16'4" x 11'3" (4.98m x 3.43m )

## Bedroom 2

12'4" x 10'7" (3.76m x 3.25m )

## Bedroom 3

13'1" x 9'6" (3.99m x 2.90m )

## Bathroom

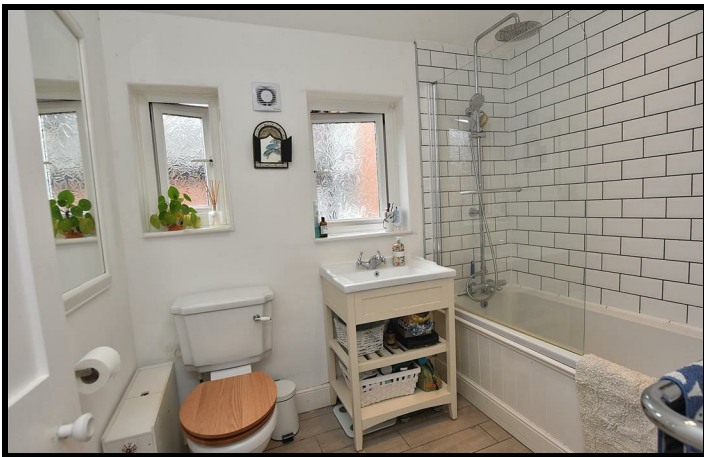
8'0" x 6'0" (2.44m x 1.85m)

## Gardens/Parking Arrangements



## Directions

Travelling from the city centre proceed along Western Way to the Sidwell Street roundabout and take the third exit onto Blackboy Road. At the traffic light junction with Polslowe Road continue straight ahead and take the first turning on your right into St Johns Road. No.45 will be found on the left.



Floor Plan



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