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Stepping into the entrance hall from the PVCu double glazed front door, there are cloaks and storage cupboards, stairs to the first floor and doors to the ground floor reception rooms. The dual aspect open plan living/dining room has a large PVCu bay window to the front aspect and further PVCu window to the side, a central fireplace and dining area.

The second reception room is also very spacious and dual aspect with another large PVCu double glazed bay window to the front aspect and PVCu double glazed window to the side.

The kitchen has a range of wood fronted units, space and plumbing for dishwasher and washing machine, integral four ring gas hob with electric double oven and grill. Stainless steel one and a half bowl sink unit. PVCu double glazed window to the side, tiled flooring and walk-in pantry with shelving and obscured PVCu double glazed window to the rear. The rear lobby which has a PVCu double glazed door and window to the rear garden, open storage cupboard and a ground floor W.C.

Heading to the first floor, the landing is bright and airy with wooden balustrade, there are two bay fronted double bedrooms to the front with PVCu double glazed bay windows, built-in furniture in both rooms and one of which has double doors opening through to a shower enclosure. Moving to the rear of the property there is another bright dual aspect double bedroom with views of the garden and a further bedroom, again with views overlooking the garden. The bathroom is fitted with a panelled bath with mixer shower, tiled walls, vanity unit with wash hand basin. There is also a separate W.C.

Outside the property has a driveway which provides ample off road parking and leads to the garage. The gardens are well landscaped and extend to the left hand side with garden lawn, summerhouse and further patio seating area. Continuing around to the rear, steps lead to the swimming pool which has a paved surround and distant hillside views. There is also a large wooden storage shed, greenhouse and a variety of mature plants, shrubs and trees.

Area

The property is located close to the city centre and Exeter University. Exeter St Davids mainline station is also a short distance away.

Services

Mains Gas, Water, Electricity and Drainage. The property also has Solar PV panels.

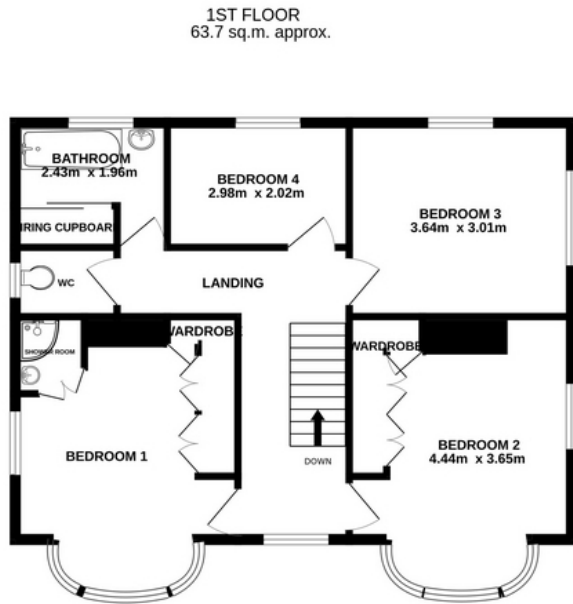
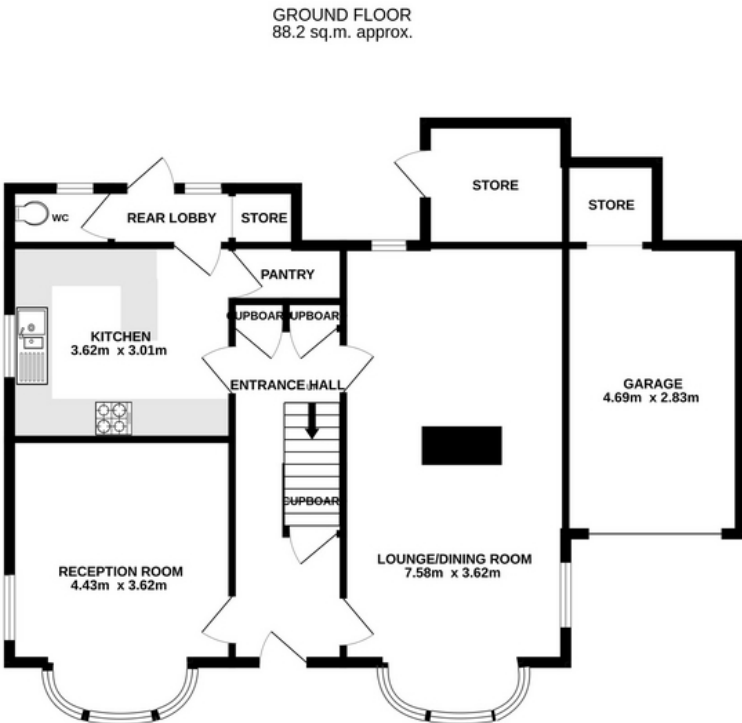
Local Authority

Exeter City Council

Council Tax Band G



Property Measurements



TOTAL FLOOR AREA : 151.9 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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