



# Viking Grove Exeter EX1 3YH



## Property Description

*Welcome to this stunning 3-bedroom semi-detached new build house located in the desirable Monkerton area of Exeter. This beautifully finished home boasts modern design and high-quality fixtures throughout. The spacious master bedroom features an en-suite for added privacy, while the two additional bedrooms offer comfortable living spaces. The large downstairs toilet adds convenience for guests. With two dedicated parking spaces, this property is perfect for families or professionals. Enjoy the contemporary lifestyle in a vibrant community, with easy access to local amenities and transport links. Don't miss the chance to make this exceptional house your new home!*

## Entrance Hall

Under stairs storage, wall mounted radiator.

## Living Room

17' 7" x 10' ( 5.36m x 3.05m )

Double glazed front aspect window, double glazed patio doors to side, spotlights, two wall mounted radiators.

## Kitchen/ Diner

17' 7" x 10' 6" ( 5.36m x 3.20m )

Double glazed front aspect and two double glazed side aspect windows, electric oven and hob with extractor over, stainless steel sink unit, wall units, base units with lights below, work surfaces, spotlights, vinyl floor, built-in fridge freezer, two wall mounted radiators.

## Landing

Wall mounted radiator.

## Bedroom 1

13' 6" x 10' 1" ( 4.11m x 3.07m )

Double glazed front and side aspect window, built-in wardrobe, wall mounted radiator.

## En-Suite

Mains shower with rainfall head, low level toilet, wash hand basin, storage cupboard, extractor fan, heated towel rail.

## Bedroom 2

10' 5" x 9' 5" ( 3.17m x 2.87m )

Double glazed front and side aspect window, built-in cupboard, wall mounted radiator.

## Bedroom 3

7' 9" x 10' 8" ( 2.36m x 3.25m )

Double glazed side aspect window, wall mounted radiator.

## Bathroom

Double glazed obscured front aspect window, bath with shower attachment, tiled floor, low level toilet, wash hand basin, extractor fan.

## Outside

Garden with lawn, large patio area ideal for entertaining and al fresco dining, outside tap and socket, shed, side access to two parking spaces.

## Agents Notes

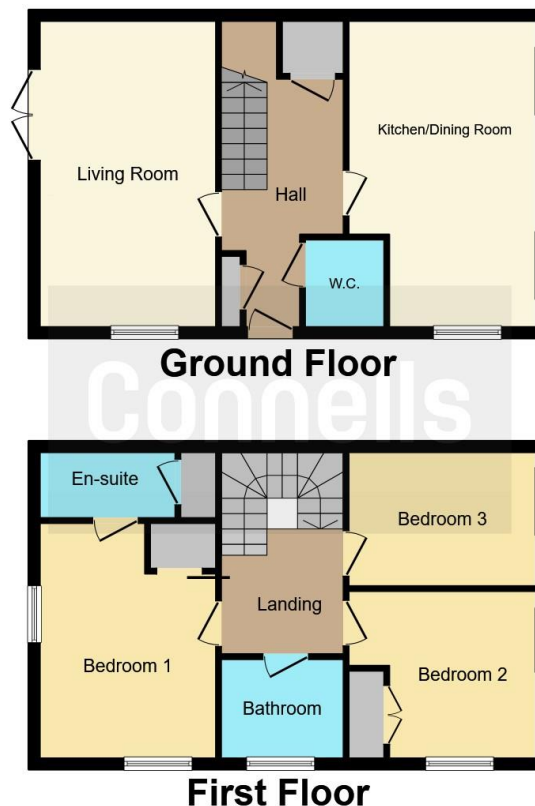
Heating is provided by District E-On System.

There is an existing right of way at the property, please enquire with the branch for further details.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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8-9 South Street  
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EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

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