





Coates Road  
Exeter EX2 5RW



## Property Description

*A spacious 3 double bedroom DETACHED FAMILY HOME located in a prime school catchment area, this beautifully presented home offers a blend of space, versatility and convenience and is an excellent choice for growing families. There are two reception rooms, the second room would make an ideal dining room, playroom, home office or snug. The main living areas are well-proportioned and filled with natural light, creating a warm and welcoming atmosphere throughout.*

*Outside there is a low maintenance enclosed rear garden with the added bonus of a versatile basement room offering fantastic potential as a home office, gym, workshop, games room or additional storage. At the front of the property there is double driveway parking. There is also an electric charging point.*

## Entrance

Double glazed front aspect window. Double glazed door to side.

## Lounge

18' 2" x 13' 2" max ( 5.54m x 4.01m max )

Double glazed front aspect window. two wall mounted radiators. Fireplace with gas fire. Dado rail.

## Dining Room

17' 3" x 8' 5" ( 5.26m x 2.57m )

Double glazed front and rear aspect window, wall mounted radiator.

## Kitchen

13' 1" x 7' 8" ( 3.99m x 2.34m )

Double glazed side and rear aspect windows, double glazed obscured door to side, wall and base units, work surfaces, double electric oven, gas hob, built-in washing machine and dish washer, space for fridge freezer, 1 1/2 bowl sink unit, boiler, wall mounted radiator, tiling, tiled floor, wine rack, spotlights.

## First Floor Landing

Double glazed rear aspect window, storage cupboard, airing cupboard with shelving and tank, loft access.

## Bedroom One

15' x 7' 6" ( 4.57m x 2.29m )

Double glazed front aspect window, wall mounted radiator.

## Bedroom Two

13' 2" x 7' 9" ( 4.01m x 2.36m )

Double glazed rear aspect window, built-in wardrobe, wall mounted radiator.

## Bedroom Three

13' 2" x 9' 1" ( 4.01m x 2.77m )

Double glazed front aspect window, wall mounted radiator.

## Bathroom

6' 10" x 6' 3" ( 2.08m x 1.91m )

Two double glazed obscured side aspect windows, bath with electric shower over, low level toilet, wash hand basin, tiling, heated towel rail, tiled floor, spotlights.

## Basement Room

12' 9" max x 7' 9" max ( 3.89m max x 2.36m max )

Double glazed rear aspect door and window, tiled floor, power and light, wall mounted radiator.

## Outside

Driveway parking and electric charging point to front. Rear garden with gated access to front, outside tap, decked area, pond, gravelled areas. shed, all enclosed by fencing.















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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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Property Ref: EXR316811 - 0005