



Dryden Road
Exeter EX2 5BS



Property Description

A 2 bedroom MID TERRACED HOUSE located within walking distance of the R, D & E, close to shops, supermarket, transport links and a gym. This is ideal for a first time buyer or an investor as ready to move into, the home is a credit to the current seller. Outside there is a low maintenance rear garden perfect for enjoying summer dining. The accommodation comprises:- Lounge, inner hallway, bathroom/WC, kitchen, first floor landing and 2 bedrooms. NO CHAIN!



Living Room

13' 5" max x 11' 4" max (4.09m max x 3.45m max)

Double glazed front aspect window, double glazed front aspect door, fireplace with feature fire, wall mounted radiator.

Inner Hallway

Wall mounted radiator.

Bathroom

Bath with shower attachment, electric shower over, low level toilet, wash hand basin with cupboard below, extractor fan, wall mounted radiator.

Kitchen

9' 4" x 8' 10" (2.84m x 2.69m)

Double glazed rear aspect windows and obscured door, wall and base units, work surfaces, breakfast bar, boiler, plumbing for washing machine, stainless steel sink unit, space for fridge freezer, electric cooker point with extractor over, wall mounted radiator.

Bedroom 1

10' 1" x 10' 10" (3.07m x 3.30m)

Double glazed front aspect window, laminate floor, built-in wardrobes, wall mounted radiator.

Bedroom 2

10' 9" x 5' 8" (3.28m x 1.73m)

Double glazed rear aspect window, access to loft, wall mounted radiator.

Rear Garden

Gravelled area, shed, all enclosed by walls and fencing.









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

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

Tenure: Freehold

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