



SAXON ROAD

EXETER, EX1 2TD



Robert Williams

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“A lovely example of a two bedroom Victorian terrace, in a superb location within Heavitree”



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EXETER, EX1 2TD

This charming and well-presented home offers an opportunity to acquire a quality period property with no onward chain.

Upon entering, a hallway with inner door leads to the sitting room, kitchen/dining room and stairs to the first floor. The sitting room is a comfortable space and features large bay fronted window. The kitchen/dining room is open plan making it ideal for entertaining, with plenty of space for a large table & chairs. The kitchen itself features wood effect worktops, stainless steel sink and space for electric cooker with extractor above. A modern tiled splashback adds to the character and a range of cupboard/drawer units provide plenty of storage. Additionally, a large under stairs cupboard and built in shelving unit are very useful additional storage. From the rear of the kitchen a door leads to the separate utility, which has space for washing machine and tumble dryer, and also houses the Worcester combi-boiler. A door from the utility leads to the rear garden.

Upstairs, the spacious master bedroom enjoys a bay window, while the second double bedroom overlooks the rear garden. The bathroom includes a wash hand basin, WC and bath with electric shower and glass screen.

Outside, the rear courtyard garden is large for a property of this type and has rear access as well as a useful shed.



4  bedrooms 2  bathrooms
2  receptions 2  car spaces

Local Authority: Exeter City Council

Council Tax Band: B

Tenure: Freehold

Heating: Gas Central Heating

Services: Mains water and drainage

Energy Efficiency Rating: C



33 Saxon Road

Approximate Gross Internal Area = 75.5 sq m / 813 sq ft

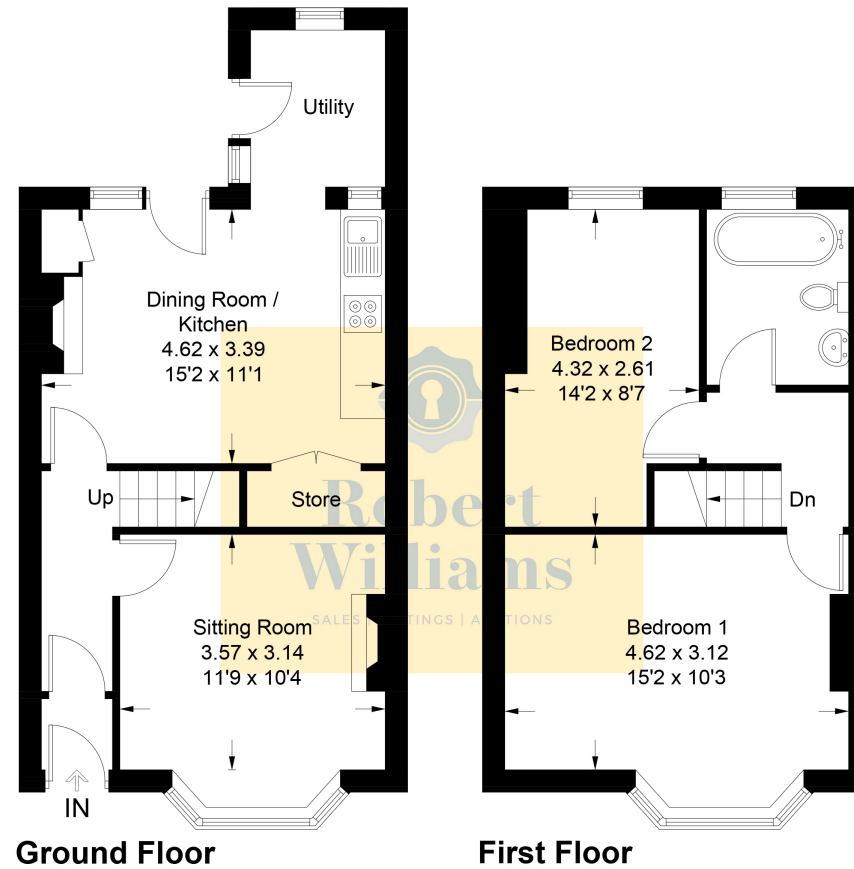


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