



East of **EXE**
ESTATE AGENTS

7 Mulligan Drive
Exeter £360,000

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A well presented three bed semi detached property in the popular residential area of Newcourt. Located just off Newcourt Way, the property is within an easy walking distance to Newcourt Station and Digby retail park as well as road and transport links to the city and to the M5/A30 corridor. The property offers open planned living on the ground floor with a spacious kitchen, lounge / diner and three bedrooms on the first floor. To the side is a garage with ample parking to the front, and to the rear a delightful garden with patio and garden office.

Semi-Detached

| Three Bedrooms with Master En-Suite

| Open Planed Kitchen, Diner/Lounge

| Family Bathroom | Cloak Room | Garden Office

| Garage | Rear Garden & Patio | Solar P.V

APPROACH

Mulligan drive is just off Newcourt Way and Sand Grove and is within an easy walking distance to Newcourt Station and Digby retail park. To the front of the property is a metal fence with gravel garden behind and a storm porch located over the front door.

HALLWAY & CLOAKROOM

The hall leads into the reception rooms and staircase to the first floor. Located by the front door is the cloakroom fitted with W.C and hand basin with coat cupboard to the side.

LOUNGE/DINER 5.45m by 4.57m

The hallway opens into a spacious lounge diner with a set of French doors looking out over the patio and the rear garden just beyond. Located below the staircase is a sizable storage cupboard.



KITCHEN 3.71m by 2.44m

Open planned off is the galley kitchen which has been fitted with a range of cream coloured wall and base units topped with a wood effect worktop with inset drainer sink and ceramic hob. The wall have been finished with a matching cream coloured metro wall tile and wood effect flooring runs seamlessly through the rooms.

BEDROOM 3 3.72m by 1.92m

First off the landing is bedroom three, which is a generous single room with views out across the rear garden.

MASTER BEDROOM 5.32m by 2.58

The master bedroom is a spacious room again overlooking the rear garden. To the side is the ensuite which is fitted with a matching white W,C and basin and a shower cubicle.

FAMILY BATHROOM 2.30m by 1.91m

The family bathroom is fitted with a white suite with W.C, hand basin and bath with a shower over the top and finished with a range of dark grey wall tiles.

BEDROOM 2 3.00m by 2.58m

Bedroom two is a lovely double room that overlooks the front of the property.

GARDEN OFFICE 2.12m by 2.12m

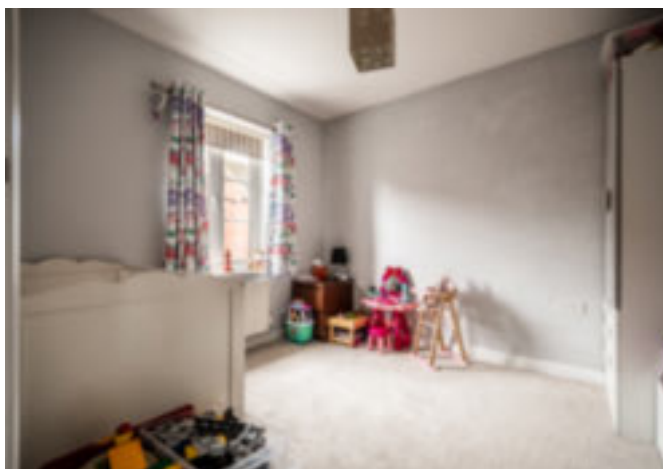
Tucked away into the corner is the garden office, which is fitted with double French door to the front letting the light flood into the room. The office also has light, electric and wired Internet.

GARAGE 3.17m by 6.13m

The garage has been split into two to give a utility room to the rear with base units and drainer sink with space for white goods below. And to the front is storage with the up-over door to the parking.

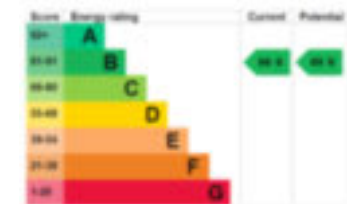
GARDEN

The tranquil rear garden has a patio running along the rear of the property with a few steps up to the lawn. Located to the corner is the garden office with a covered barbecue area to the side and wooden shed to the corner.





TOTAL FLOOR AREA : 893 sq.ft. (83.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.