



This well presented mid-terraced 2 bedroom house is well located at the end of a cul de sac, with the pretty garden backing onto a playing field. Clean and smart with bright modern kitchen, wood effect floors to downstairs, and plenty of unallocated parking available. Woodbury Salterton is a lovely village with a primary school, pub, church and Greendale Farm shop nearby.

Sages Lea
Exeter £240,000

East of 

Sages Lea Exeter £240,000

Mid-Terraced | 2 Bedrooms | Upstairs Bathroom | Reception | Kitchen | Garden | Quiet Cul De Sac | Village Location | Ideal First Home / Investment | Well Presented

APPROACH

Covered entrance canopy. Part glazed front door to entrance lobby.

ENTRANCE LOBBY

Wood effect laminate flooring. Door to living room.

LIVING/DINING ROOM

Spacious living room with feature box bay double glazed window to front aspect. Radiator. TV and telephone points. Stairs to first floor. Matching wood effect laminate flooring. Door to kitchen.

KITCHEN

Upvc double glazed window to rear aspect with outlook over the garden. Fitted kitchen with range of base and wall units in high gloss white finish. Worktop with tiled surround and inset stainless steel sink. Integral electric single oven and gas hob with extractor hood over. Space and plumbing for washing machine. Further under worktop appliance space. Space for freestanding fridge/freezer. Part glazed door to rear garden. Wall mounted Baxi combi gas boiler.

STAIRS/LANDING

Stairs from living/dining room to first floor landing. Hatch to loft space. Doors to bedrooms and bathroom.

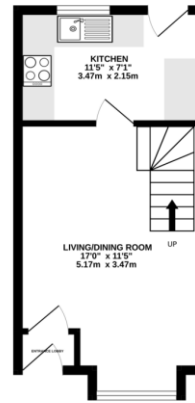
BEDROOM 1

Spacious double bedroom with Upvc double glazed window to rear aspect with pleasant outlook over the gardens and adjoining green space area. Radiator.

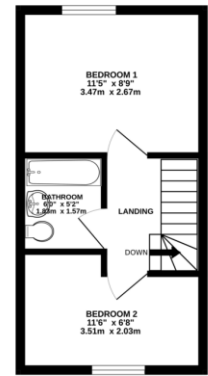
BEDROOM 2

Further good-sized bedroom with Upvc double glazed window to front aspect. Radiator.

GROUND FLOOR



1ST FLOOR



BATHROOM

White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, mixer shower and glass screen. Radiator. Extractor fan. Part tiled walls.

FRONT

Open front garden laid to gravel with paved path to front door.

REAR GARDEN

Enclosed low maintenance rear garden with paved patio adjoining the rear of the property with raised flower borders and two steps up to further paved patio. Outside tap.

PARKING

The property has one allocated parking space located opposite the front of the property.

AGENTS NOTES:

The property is Freehold.
Council Tax Band: C



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967