



East of 
ESTATE AGENTS

Savoy Street
Exeter OIEO £400,000

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This immaculately presented three bedroom semi detached 'Town House' sits on the edge of the very popular 'Bloor' Seabrook Orchards development just a short distance between Topsham and Exeter. The property has a beautiful front lounge which opens into a rear kitchen/diner with downstairs cloakroom. On the first floor are two generous bedrooms and family bathroom and a master en-suite located on the second floor. The garden to the rear extends to the adjacent garage and parking.

| Semi Detached | Three Story Town House | Three Bedrooms | Open Plan Lounge/Kitchen/Diner | Cloakroom | Family Bathroom | Rear Garden | Detached Garage |

APPROACH

This lovely property is located on the popular Seabrook Orchards development between Topsham and Exeter. Leaving Topsham Road follow Dart Avenue and Savoy Street and you will find the property to the far end. To the front of the property a small gravelled border sits beside the front door with a storm porch over.

ENTRANCE HALL

An entrance lobby gives access to the living room and stairs to the first floor landing.

LOUNGE

Straight off from the hallway and you are greeted by a charming open planned lounge with views out to the front and a storage cupboard located under the stairs.

KITCHEN/DINER

To the rear of the property, a contemporary kitchen has been fitted with a range of white wall and base units topped with a light grey granite effect worktop with inset composite sink and ceramic hob. To the centre is space for the family table and a rear doors open out to the decked patio and the rear garden beyond.



CLOAKROOM

Tucked to the side of the kitchen is a discrete downstairs cloak room fitted with a matching white W.C and wash hand basin.

FIRST FLOOR LANDING

The first-floor landing gives access to the family bathroom and bedrooms with second staircase to the master en-suite. A small cupboard to the side houses the hot water cylinder.

BEDROOM TWO

A generous double room with ample space for wardrobes and with views out to the rear garden.

FAMILY BATHROOM

The family bathroom has been fitted with a bath with a shower over the top, along with a modern white close couple toilet and matching hand basin.

BEDROOM THREE

The smaller of the bedrooms though still well proportioned and has views to the front of the property.

MASTER ENSUITE

Up on the second floor and we have the delightful master en-suite. This generous room has a large built-in floor to ceiling mirrored wardrobe in front of the dressing area and a dormer window out to the front of the property. Tucked to the side is an en-suite fitted with a large shower cubicle and matching white W.C and basin.

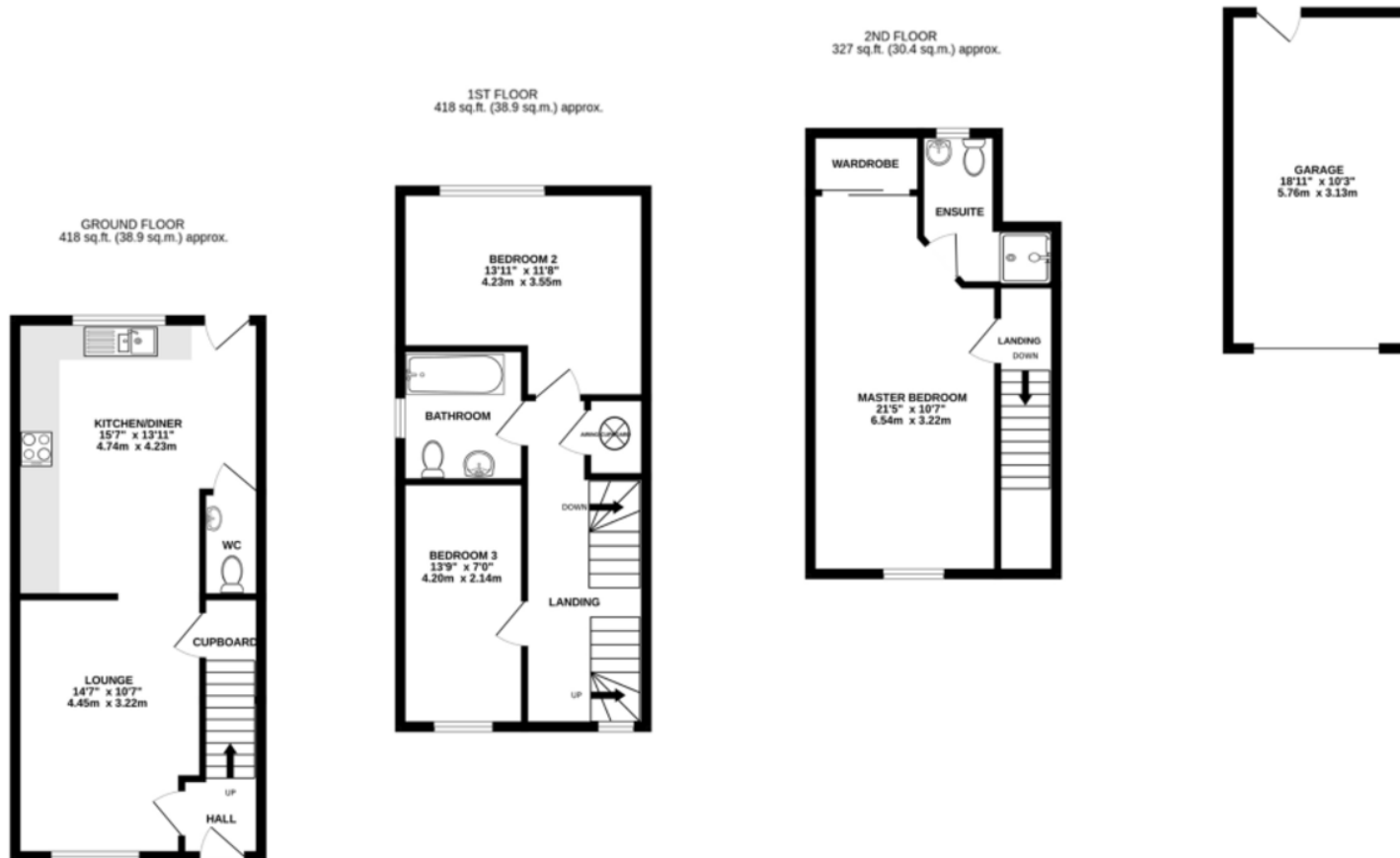
GARDEN

The south-west facing rear garden has a decked area beyond the kitchen with space for seating. The garden has been laid to lawn with a path that leads to the rear of the garage and to a pedestrian access to the adjacent parking.

GARAGE

The garage has vehicular access from Ronald Gardens with allocated parking to the side with gated access leading into the rear garden.





Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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



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