

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Medland Way

Exeter, EX2 0AX

Asking Price £375,000



Council Tax: B



# 3 Medland Way

Exeter, EX2 0AX

Asking Price £375,000



## Hallway

Doors to the WC, Kitchen/ Dining room, lounge and stairs to the first floor.

## WC

5'10" x 3'2" (1.80m x 0.98m)

Low level WC, hand basin, radiator.

## Lounge

16'0" x 13'10" (4.90m x 4.24m)

Patio doors giving access to the rear garden, large window to the rear aspect, door to a large under stairs cupboard, radiator.

## Kitchen/ Dining room

8'8" x 16'0" (2.65m x 4.88m)

Window to the front aspect, space for a dining table, upgraded low and high level cupboards with a gloss finish, quartz worksurfaces, built in electric induction hob, oven and extractor, space for a large fridge freezer and washing machine, single flush sink and drainer, radiator.

## Landing

Doors to all three bedrooms and the family bathroom, access to the loft space.

## Master bedroom

9'1" x 14'3" (2.77m x 4.35m )

Large window to the rear aspect, radiator, door to the en-suite shower room.

## En-Suite

6'9" x 4'4" (2.06m x 1.34m)

Large walk in shower, hand basin with vanity unit, low level WC, radiator.

## Bedroom two

12'0" x 8'11" (3.67m x 2.74m)

Large window to the front aspect, alcove, radiator.

## Bedroom three

8'5" x 8'7" (2.58m x 2.62m )

Window to the rear aspect, radiator.

## Family bathroom

6'9" x 6'5" (2.06m x 1.97m)

Bath with shower over, radiator, hand basin with vanity unit, low level WC, slightly obscured window to the front aspect.

## Outside

To the front of the property in a small garden laid to lawn with mature shrubs, there is a pathway leading to the parking spaces related to this property, there is also a pathway leading to the porch and front door of the property.

To the rear of the property is a fully enclosed recently landscaped garden, there is a gate leading to the front of the property and the parking spaces related to the property, the garden consists of a patio area, an area laid to lawn plus a decked area surrounded by mature shrubs perfect for those long summer evenings spent entertaining (To be completed by the current vendors) there is also a storage shed.

Are you looking for a show home standard, pristine, turn key property, if so look no further.

This wonderful property nestled in the new Cavanna Elm Park development comes to the market boasting all the bells and whistles, the current owners are just about to finish the landscaping of the rear garden and once done it will be the final bow.

The property is flawless and briefly comprises of three bedrooms, two of which are doubles with the master boasting an en-suite shower room, there is a good sized lounge, well appointed kitchen/ dining room, WC and a beautiful family bathroom.

- Show home standard
- Beautifully decorated throughout
- Upgraded features
- Good sized garden
- Master bedroom en-suite
- Pristine family home
- Off road parking for three cars
- New development



## Road Map



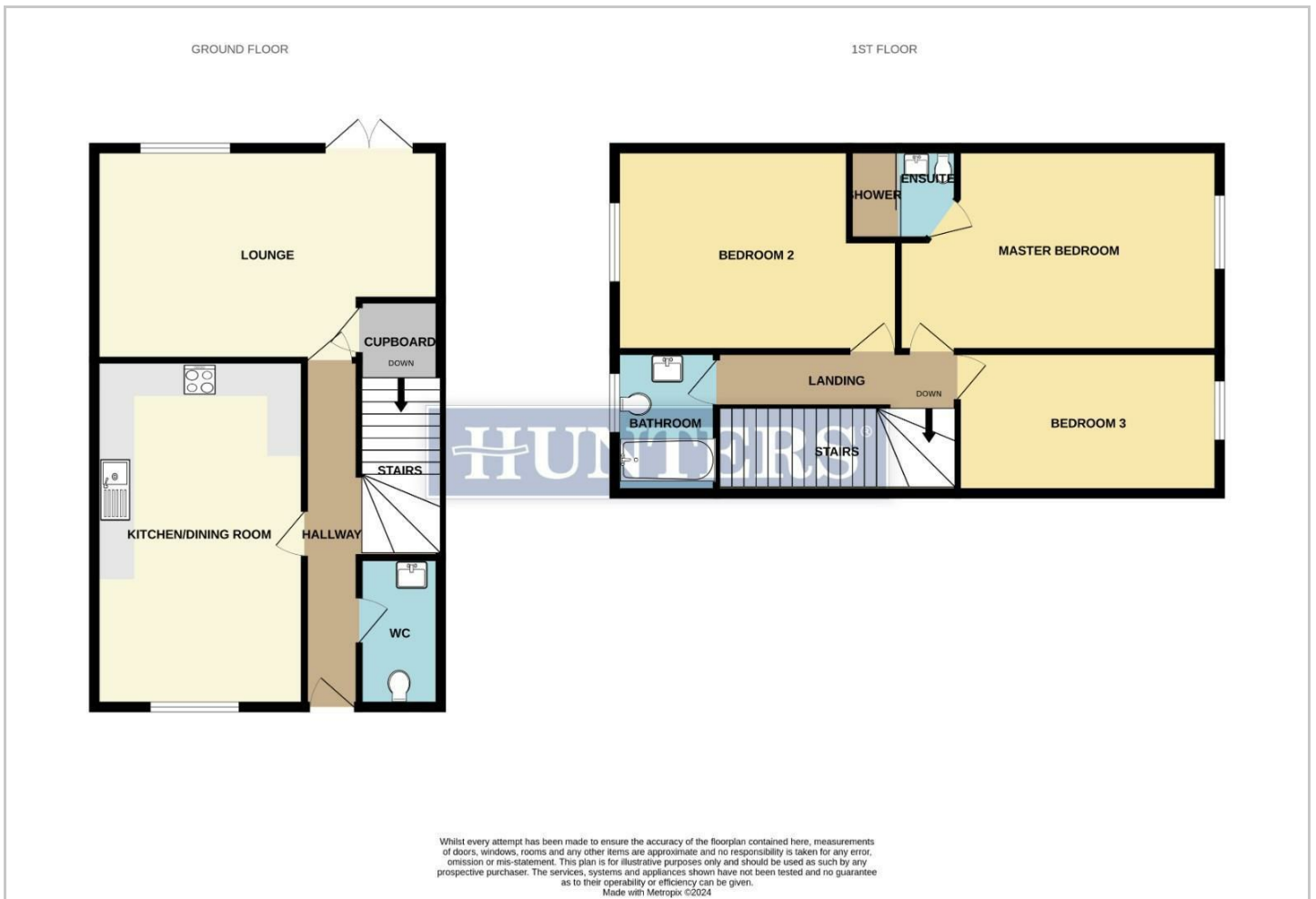
## Hybrid Map



## Terrain Map



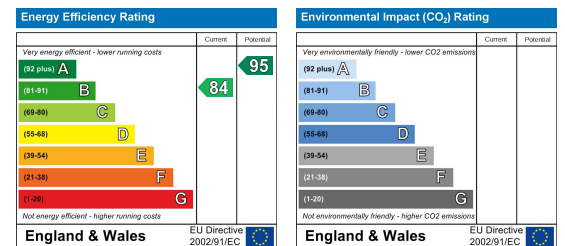
## Floor Plan



## Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.