

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Berkshire Drive

Exeter, EX4 1NG

Asking Price £350,000



Council Tax: D





# 55 Berkshire Drive

Exeter, EX4 1NG

Asking Price £350,000



## Hallway

Doors to the lounge, kitchen/diner and WC, stairs to the first floor.

## WC

5'8" x 2'11" (1.75m x 0.90m)

Obscured window to the front aspect, low level WC, hand basin, heated towel.

## Lounge

12'0" x 12'2" (3.67m x 3.71m)

Large window to the front aspect, feature fire place, radiator.

## Kitchen/ Diner

18'8" x 9'10" (5.70m x 3.01m)

Two windows to the conservatory, door to the conservatory, door to the under stairs storage, space for a dining table, breakfast bar, low and high level cupboards, roll top worksurfaces, one and a half bowl sink and drainer, space for a cooker, space for a dishwasher.

## Conservatory/ Utility

6'9" x 16'10" (2.06m x 5.15m)

Windows surrounding, patio doors to the rear garden, space for white goods such as washer and dryer (plumbed for washing machine) space for a fridge freezer.

## Landing

Doors to all the bedrooms, airing cupboard, door to the family bathroom.

## Bathroom

8'5" x 5'5" (2.58m x 1.66m)

Partially obscured window to the rear aspect, P

shape bath with show over, hand basin, low level WC, heated towel rail.

## Bedroom One

11'5" x 12'1" (3.48m x 3.70m )

Window to the front aspect, radiator.

## Bedroom Two

9'10" 8'2" (3.02m 2.49m)

Window to the rear aspect, radiator.

## Bedroom Three

6'9" x 12'1" (2.08m x 3.70m )

Window to the front aspect, built in cupboard above the stairs, radiator.

## Outside

To the rear of the property is a fully enclosed rear garden with a patio area and an area laid to grass, there is a gate giving access to the driveway and front of the property.

To the front of the property is a garden laid to grass surrounded by a wall, and mature shrubs, there are steps leading from the public footpath to the front of the house, there are then further steps taking you to the front door, there is a driveway for approximately 3 cars that leads you to the garage which benefits from electric and has an up and over door.

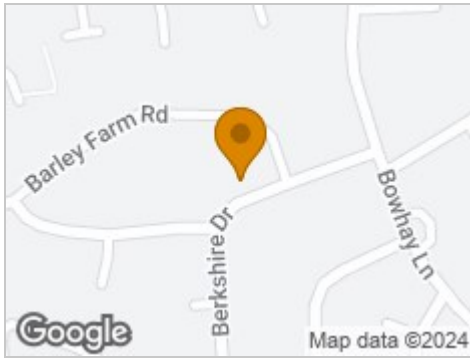
This beautiful 3 bed semi detached property is nestled nicely in the sought after location of St Thomas, situated within a good distance to local amenities and close to good transport links, the property has been looked after and maintained to a high standard by the current owners but it is now time to move on, the property briefly comprises of three bedrooms, a family bathroom, lounge, good sized kitchen/ diner and conservatory

- Sought after location
- Enclosed rear garden
- Off road parking
- Large conservatory / utility
- Large kitchen / diner
- EPC Rating: D
- Good transport links
- Close to local amenities





## Road Map



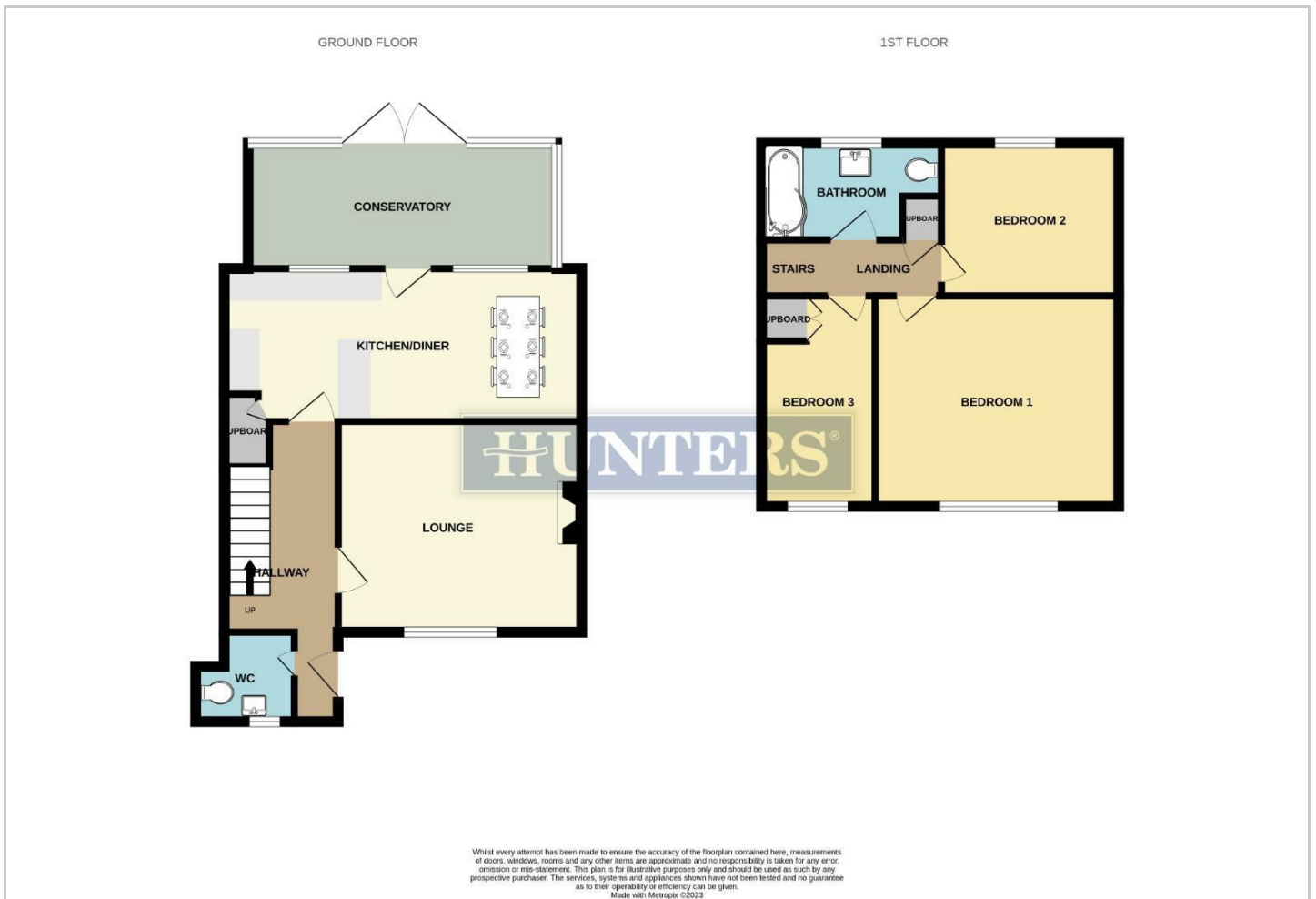
## Hybrid Map



## Terrain Map



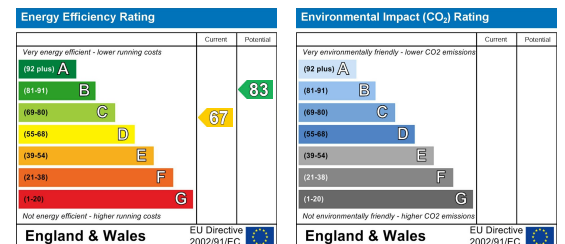
## Floor Plan



## 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.