



Attractive modern three bedroom end of terrace house situated in a highly popular residential area on the eastern side of Exeter, offering good access to city centre, local amenities, train link and major road network. This desirable property features; light and spacious living room with bay window, further spacious kitchen/dining room with modern fitted kitchen, and downstairs cloakroom. On the first floor are three good sized bedrooms - master bedroom with en-suite. The property also benefits from a generous sized south/westerly facing rear garden and an allocated parking space. The property will be sold Chain Free.

River Plate Road

Exeter

Offers in excess of £315,000

West of 

River Plate Road Exeter O.I.E.O. £315,000

Attractive modern home | Three bedrooms | Light and spacious living room | Further spacious kitchen/dining room | Downstair cloakroom | Master bedroom with en-suite | Modern bathroom | Generous sized south/westerly facing rear garden | Allocated parking space | Chain Free

PROPERTY DETAILS:

APPROACH

Composite front door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Entrance hallway with stairs to first floor. Radiator. Doors to living room and cloakroom.

CLOAKROOM

4' 7" x 3' 3" (1.4m x 0.99m) Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c. and hand wash basin with tiled splashback. Radiator.

LIVING ROOM

16' 2" x 13' 0" (4.93m x 3.96m) (max) Light and spacious living room with Upvc double glazed bay window to front aspect. Modern fireplace with wood surround and inset electric fire. Radiator. TV and telephone points. Door to kitchen/dining room.

KITCHEN/DINING ROOM

16' 2" x 10' 4" (4.93m x 3.15m) Further light and spacious room with Upvc double glazed window and Upvc double glazed french doors to rear aspect with outlook over the garden. Modern fitted kitchen with range of base and wall units in wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric oven and gas hob with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Matching wall unit housing gas boiler. Door to understair cupboard.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Hatch to loft space. Door to airing cupboard housing hot water tank and shelf. Doors to bedrooms and bathroom.

BEDROOM 1

13' 4" x 13' 0" (4.06m x 3.96m)(max, plus bay window) Lovely spacious master bedroom with Upvc double glazed bay window to front aspect. Radiator. TV and telephone points. Door to en-suite.

EN-SUITE

8' 2" x 5' 5" (2.49m x 1.65m)(max) Upvc double glazed window to front aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and glass door to tiled shower enclosure with mixer shower. Radiator. Shaver point.

BEDROOM 2

9' 5" x 9' 3" (2.87m x 2.82m) (max) Further spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the gardens. TV point. Radiator.

BEDROOM 3

8' 9" x 6' 8" (2.67m x 2.03m) Good sized bedroom with Upvc double glazed window to rear aspect. Radiator.

BATHROOM

7' 5" x 5' 9" (2.26m x 1.75m) Modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround. Extractor fan. Radiator.

OUTSIDE

FRONT

Small borders adjoining the property laid to gravel. Path to front door and gate to side access.

PARKING

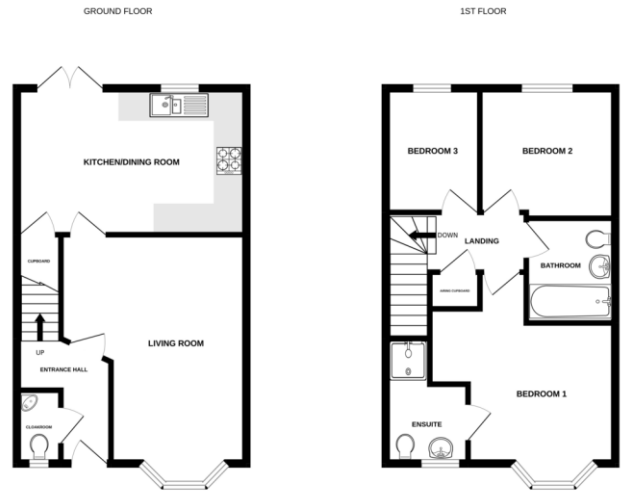
One allocated parking space in bay at front of property. Further visitors spaces located along the road.

REAR GARDEN

Generous sized south/westerly facing rear garden laid mainly to lawn and small paved patio area. Fitted garden shed. Path to side leading to gated front access.

AGENTS NOTES:

The property is Freehold.
Council Tax Band: C - Exeter City Council
Chain Free



Measurements are approximate. Not to scale. Illustration purposes only.
Made with Metaphor 02122

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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