



Deceptively spacious mid terrace modern three bedroom house situated in a highly desirable residential development to the east side of Exeter with good access to amenities, a local train link and the major road network. This lovely property features; downstairs cloakroom, spacious living room, further spacious kitchen/dining room, three good sized bedrooms - master with en-suite shower room and modern bathroom. Outside to the rear of the property is an enclosed garden with gate leading to an allocated parking space to the rear. The property will be Chain Free.

River Plate Road  
Exeter Offers in excess of £300,000

West of 



# River Plate Road Exeter O.I.E.O. £300,000

Modern deceptively spacious mid terrace house | Three good sized bedrooms | Light and spacious living room | Further spacious kitchen/dining room | Downstair cloakroom | Master bedroom with en-suite shower room | Modern bathroom | Enclosed rear garden | Allocated parking space | Chain Free

## PROPERTY DETAILS

### APPROACH

Composite front door to entrance hallway.

### ENTRANCE HALLWAY

Stairs to first floor. Wood effect laminate floor. Doors to living room and cloakroom.

### CLOAKROOM

4' 7" x 2' 8" (1.4m x 0.81m) Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c. and pedestal hand wash basin with tiled splash back. Radiator. Matching wood effect laminate floor.

### LIVING ROOM

16' 1" x 12' 8" (4.9m x 3.86m) Light and spacious living room with feature bay window with Upvc double glazed windows to front aspect. Radiator. TV and telephone points. Door to kitchen/dining room.

### KITCHEN/DINING ROOM

16' 0" x 10' 6" (4.88m x 3.2m) Further light and spacious room with Upvc double glazed window to rear aspect with outlook over the garden and Upvc french doors to the garden. Fitted kitchen with range of base, wall and drawer units in Cream finish. Roll-edge wood effect worktop with tiled surround and inset stainless steel sink. Integral single electric oven and gas hob with extractor hood over. Integral dishwasher. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Radiator. Matching wall unit housing gas boiler. Door to deep understair storage cupboard.

### FIRST FLOOR

#### STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Hatch with pull-down ladder to part boarded loft space. Doors to bedrooms and bathroom. Door to airing cupboard housing hot water tank and shelf.

#### BEDROOM 1

10' 9" x 9' 0" (3.28m x 2.74m) (plus deep door recess and bay window) Light and spacious master bedroom with feature bay window with Upvc double glazed windows. Radiator. TV and telephone points. Sliding mirror doors to built-in double wardrobe complete with hanging rails and shelving. Door to en-suite.

#### EN-SUITE

8' 2" x 5' 2" (2.49m x 1.57m) (max) Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin and glass folding door to tiled shower enclosure with mixer shower. Large wall mirror. Shaver point. Extractor fan. Radiator.

#### BEDROOM 2

9' 3" x 9' 0" (2.82m x 2.74m) (max) Further spacious double bedroom with Upvc double glazed window to rear aspect. Radiator. TV and telephone points.

#### BEDROOM 3

8' 8" x 6' 8" (2.64m 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. Shaver point.

#### OUTSIDE

##### FRONT

Small low maintenance front garden area enclosed by low brick wall and laid to gravel with path to front door.

##### REAR GARDEN

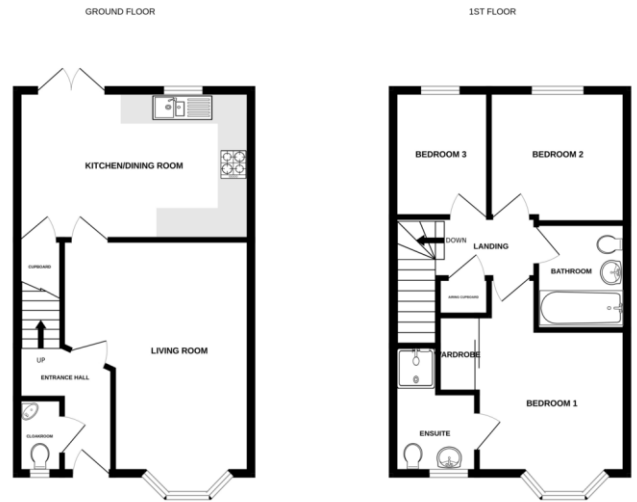
Enclosed rear garden with paved patio adjoining the rear of the property leading onto a lawned garden area edged with flower borders and path leading down to rear access gate. Garden shed. Outside tap.

##### PARKING

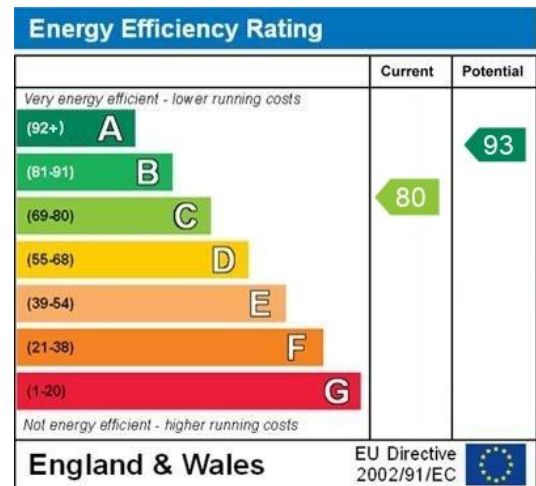
One allocated parking space located to the rear of the property in residents parking area.

##### AGENTS NOTES:

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



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix (2024)



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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