



An excellent opportunity to purchase a delightful two bedroom modern terrace house - ideal for first time buyer or investment. Situated in an ideal position within close proximity of local shops, doctors surgery, St Davids station, the city of Exeter and University. The property is well presented throughout with modern kitchen and bathroom, plus comes with an allocated parking space. The property will be sold Chain Free.

Riverview Drive
Exeter £230,000

West of 

Riverview Drive Exeter £230,000

Modern mid terrace house | Two good size bedrooms |
Modern kitchen | Spacious living/dining room | Conservatory |
Modern bathroom | Allocated parking space | Perfect first
home or investment property | Superb location | Chain Free

PROPERTY DETAILS:

APPROACH

Upvc front door to entrance hallway.

ENTRANCE HALLWAY

Spacious hallway with stairs to first floor. Radiator. Door to understair storage cupboard. Archway to kitchen and door to living/dining room.

KITCHEN

9' 2" x 7' 5" (2.79m x 2.26m) Upvc double glazed window to front aspect. Fitted kitchen with range of base, wall and drawer units in a white finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Space for slot-in electric cooker. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Wall mounted gas combi boiler.

LIVING/DINING ROOM

13' 7" x 10' 8" (4.14m x 3.25m) Light and spacious room with Upvc double glazed window to rear aspect with outlook into the conservatory and garden beyond, plus full height window and Upvc double glazed door to the conservatory. Radiator. TV and telephone points. Fitted shelving.

CONSERVATORY

12' 9" x 7' 7" (3.89m x 2.31m) Upvc constructed conservatory with windows to side and rear aspect. Power point. Sliding patio doors to garden.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Hatch to loft space. Doors to bedrooms and bathroom.

BEDROOM 1

10' 6" x 9' 2" (3.2m x 2.79m) (plus cupboards) Spacious double bedroom with Upvc double glazed window to front aspect. Radiator. TV point. Door to useful over stair airing cupboard complete with shelving and small radiator. Further door to deep wardrobe cupboard complete with hanging rails.

BEDROOM 2

10' 8" x 7' 1" (3.25m x 2.16m) (max) Further good sized bedroom with Upvc double glazed window to rear aspect. Radiator.

BATHROOM

6' 8" x 5' 6" (2.03m x 1.68m) Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard under, and bath with glass screen and electric Mira shower.

OUTSIDE

FRONT

Small open front garden area laid to lawn.

PARKING

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

REAR GARDEN

Enclosed rear garden with paved patio adjoining the conservatory with raised beds and steps leading up to further garden space and water feature.

AGENTS NOTES:

The property is Freehold.
Council Tax Band: B - Exeter City Council



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	74	89
A		
(81-91)		
B		
(69-80)		
C		
(56-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		



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