

44 Lloyds Crescent, Exeter, EX1 3JG



A well presented three bedroom end of terraced property situated in a quiet location with good access both in and out of the city with accommodation comprising of entrance hall, lounge, kitchen/dining room, utility room, three first floor bedrooms, family bathroom, separate cloakroom, enclosed rear and front gardens.

Asking Price £275,000

Freehold

DCX02316

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THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via uPVC part frosted front door. Front aspect uPVC frosted double glazed windows. Doors through to lounge, stairs to first floor landing. Radiator.

Lounge 17' 11" x 11' 2" (5.469m x 3.402m)

Front and rear aspect uPVC double glazed windows. Fireplace with tiled surround and half, television point, cove ceiling and two radiators. Door through to the kitchen/ dining room.



Kitchen/ Dining Room 11' 7" x 10' 10" (3.521m x 3.312m)

Rear aspect uPVC double glazed window with view over the rear garden. Fitted range of eye and base level units with stainless steel sink and a half with mix tap and single drainer. Roll edge work surfaces, part tiled walls, integrated double oven and hob with extractor fan above, integrated dishwasher, larder. Tiled flooring, cove ceiling, uPVC double glazed door leads to rear garden, seating area and radiator. Door through to utility room.



Utility Room 6' 9" x 8' 4" (2.053m x 2.551m)

Front aspect frosted uPVC double glazed door and uPVC double glazed window. Fitted range of eye level units, roll edge work surfaces, plumbing for washing machine, further appliance space. Tiled flooring.



First floor landing

Doors to bedroom one, bedroom two, bedroom three, bathroom and separate cloakroom. Access to loft void above.

Bedroom One 11' 5" x 11' 2" (3.485m x 3.402m)

Front aspect uPVC double glazed window with view over the front garden and communal area. Television point, wardrobe and radiator.



Bedroom Two 12' 1" x 8' 5" (3.689m x 2.558m)

Front aspect uPVC double glazed window with view over front garden and open park land. Built in storage cupboard and radiator.



Bedroom Three 11' 2" x 6' 3" (3.398m x 1.898m)

Rear aspect uPVC double glazed window with view over the rear garden. Cove ceiling and radiator.



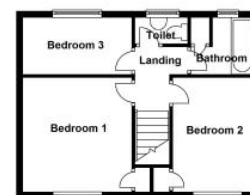
Cloakroom

Rear aspect frosted uPVC double glazed window, low level WC.

Ground Floor



First Floor



Total area: approx. 75.0 sq. metres (807.5 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using The Mobile Agent.

Bathroom

Rear aspect uPVC double glazed window. Panel enclosed bath with mix tap and handheld shower above, wash hand basin with mix tap and storage below. Airing cupboard with wall mounted boiler and shelving. Part tiled walls, heated towel rail and spotlighting.



Rear Garden

Private enclosed rear garden by range of panel fencing with hardstanding providing a seated area. Steps to the lawn with shrub borders, shed. Gated side access.



Front of the property

Enclosed front garden main laid to lawn with shrub inserts and pedestrian access to the front door.

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