

## 21 Four Oaks Road, Tedburn St. Mary Exeter, EX6 6AP



A beautifully presented three bedroom semi-detached property situated on a extensive plot with accommodation comprising: Entrance hall, lounge, dining room, kitchen, conservatory, three first floor bedrooms, shower room. Beautifully maintained flat rear garden, garage and off road parking for approximately four vehicles. £289,950

**Asking Price £289,950    Freehold    DCX02336**

# 21 Four Oaks Road, Tedburn St. Mary, Exeter, EX6 6AP

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Access via part frosted uPVC double glazed front door with double doors leading through to the open plan lounge. Stairs to first floor landing, telephone point and radiator.

### Lounge 15' 6" x 11' 7" (4.717m x 3.532m)

Font aspect uPVC double glazed window with view over the front garden. Electric fireplace with wooden mantle, television point, wood laminate flooring, cove ceiling, understairs storage cupboard, radiator. Door through to the kitchen, opening into the dining room.



### Dining Room 8' 11" x 7' 1" (2.719m x 2.161m)

Rear aspect uPVC double glazed sliding doors leading to the conservatory. Serving hatch to the kitchen, cove ceiling, wood laminate flooring and radiator.



### Kitchen 8' 7" x 7' 4" (2.628m x 2.224m)

Rear aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink with single drainer, roll edge work surfaces, part tiled walls. Electric cooker point, plumbing for washing machine, further appliance space and part glazed door leads to the conservatory.



### Conservatory 14' 4" x 7' 6" (4.371m x 2.292m)

Dual aspect uPVC double glazed windows and uPVC double glazed sliding doors leading to the rear garden. Tiled flooring, telephone point.



### First Floor Landing

Side aspect uPVC double glazed window. Doors to bedroom one, bedroom two, bedroom three and shower room. Access to loft void above.

**Bedroom One 13' 9" x 8' 5" (4.191m x 2.559m)**

Front aspect uPVC double glazed window with view over the front garden. Radiator.



**Bedroom Two 10' 4" x 8' 5" (3.149m x 2.558m)**

Rear aspect uPVC double glazed window with view over the rear garden and the countryside beyond. Radiator.



**Bedroom Three 7' 0" x 6' 1" (2.145m x 1.847m)**

Front aspect uPVC double glazed window with view over the front garden. Over stairs storage cupboard, radiator.



**Shower Room**

Rear aspect uPVC double glazed frosted window. Three piece white suite comprising of a fully enclosed shower cubicle with Mira shower, low level WC, wash hand basin with mix tap and storage below, spotlighting, extractor fan and heated towel rail.



**Rear of the property**

Beautifully maintained rear garden enclosed by a range or panel fencing with seating area and vegetable plots. Wooden gate, lawned area with mature trees and shrub borders, steps to the side of the property.





### **Side of the property**

Off road parking for four vehicles and access through to the garage.

### **Garage**

With up and over metal door with light and power and into eave storage.

### **Front of the property**

Main laid to lawn with shrub borders and pedestrian access to the front door.

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