

## 61 Okehampton Road, St Thomas, Exeter, EX4 1EP



A stunning three bedroom bay fronted terraced property situated in a popular St Thomas location within easy access of the City Centre. Having been tastefully upgraded by the current owners, the accommodation comprises entrance hall, dining room, lounge, study, re-fitted kitchen, bathroom, three first floor bedrooms, cloakroom, enclosed low maintenance rear garden.

**Asking Price £290,000   Freehold   DCX02428**

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Access via part glazed front door with door through to dining room, stairs to first floor landing, stripped wooden flooring and radiator.

### Dining Room 11' 2" x 9' 11" (3.41m x 3.02m)

Rear aspect window, archway through to lounge, archway through to kitchen. Shelving, storage cupboards, understairs storage, stripped wooden flooring and radiator.



### Lounge 11' 4" x 12' 6" (3.45m x 3.81m)

Front aspect uPVC double glazed window. Electric fireplace with wooden mantle and half, stripped wooden flooring, cupboards and shelving, television point and radiator.



### Kitchen 10' 11" x 7' 9" (3.32m x 2.35m)

Side aspect window. A beautifully refurbished range of eye and base level units with sink and a half with mixer tap and single drainer. Integrated oven and hob with extractor fan above. Solid wood work surfaces, plumbing for washing machine, further appliance space. Door through to utility room and door through to the bathroom.





**Study 11' 4" x 6' 5" (3.45m x 1.96m)**

Rear aspect window with view over the rear garden. Work surface and door leads to rear garden.



**Bedroom Two 10' 1" x 9' 7" (3.08m x 2.93m)**

Rear aspect uPVC double glazed window. Radiator.



**Bathroom 8' 2" x 4' 9" (2.50m x 1.45m)**

Rear aspect uPVC double glazed frosted window. Three piece suite comprising panel enclosed bath, low level WC, pedestal wash hand basin and radiator.



**Bedroom Three 7' 9" x 7' 5" (2.37m x 2.26m)**

Rear aspect uPVC double glazed window. Radiator.



**First Floor Landing**

With doors to bedroom one, bedroom two, separate WC and bedroom three.

**Bedroom One 14' 11" x 10' 5" (4.55m x 3.17m)**

Twin front aspect uPVC double glazed windows. Radiator.



**Cloakroom**

Side aspect frosted uPVC double glazed window. Low level WC, pedestal wash hand basin.

**Rear Garden**

Private enclosed rear garden with shrub borders and seating area, 3G grass and gated rear access.





TOTAL: 95.5 sq.m. (1,028 sq.ft.)

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