

## 53 Rolleston Crescent, Exeter, EX4 5EB



A well presented two bedroom terraced property situated in a popular Pennsylvania location with stunning views over open countryside. With accommodation comprising entrance hall, lounge, kitchen/ dining room, two double bedrooms, family bathroom, enclosed low maintenance rear garden, garage and off road parking.

**Asking Price £260,000   Freehold   DCX02517**

# 53, Rolleston Crescent, , Exeter, EX4 5EB

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Access via uPVC part glazed front door with part glazed inner doorway through to the lounge. Tiled flooring.

### Lounge 16' 4" x 12' 4" (4.979m x 3.762m)

Front aspect uPVC double glazed window with view of the front garden. Built in shelving unit with storage cupboards. Television point, telephone point, understairs storage area, stairs to the first floor landing and radiator. Door through to the kitchen/dining room.



### Kitchen/Dining Room 12' 4" x 11' 7" (3.754m x 3.527m)

Rear aspect uPVC double glazed window with stunning view over the countryside. Fitted range of eye and base level units with stainless steel sink and a half with mixer tap and single drainer. Roll edge work surfaces, part tiled walls. Integrated oven and hob with extractor fan above. Plumbing for washing machine, further appliance space. Wall mounted boiler. Seating area. uPVC part glazed door leads to the rear garden. Radiator.



### First Floor Landing

With doors to bedroom one, bedroom two and bathroom. Access to loft void above.

### Bedroom One 12' 4" x 13' 3" (3.767m x 4.027m)

Front aspect uPVC double glazed window. Fitted range of wardrobes with hanging space and shelving, Storage recess with thermodyn water tank and slatted shelving. Radiator.





### Bedroom Two 11' 7" x 7' 0" (3.535m x 2.121m)

Rear aspect uPVC double glazed window with view over open countryside. Radiator.



### Garage

With metal up and over door in a nearby block and parking for one vehicle.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             | 71 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### Bathroom

Rear aspect frosted uPVC double glazed window. Four piece white suite comprising pane enclosed bath with mixer tap and handheld shower above, low level WC, Bidet, wash hand basin with mixer tap. Part tiled walls and radiator.



### Rear Garden

Private enclosed rear enclosed by range of panel fencing. Paved seating area, further lawned area, shrub borders and ornate garden pond. Steps leading to the garage.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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