

30 Edwin Road, St Thomas, Exeter, EX2 8JF



A spacious three bedroom semi-detached property situated on a large corner plot in a popular no through road St Thomas location. With spacious accommodation comprising entrance hall, lounge, dining room, kitchen, conservatory, shower room, utility room, three first floor bedrooms, family bathroom, large rear garden, double length garage and off road parking for three vehicles.

Offers in the Region of £385,000 Freehold DCX02664

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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 Porch

Accessed via uPVC French doors with part glazed door through to the inner hallway.

Hallway

Side aspect frosted uPVC double glazed window. Doors to the lounge, dining room and kitchen. Stairs to the first floor landing and understairs storage cupboard. Radiator.

Lounge 13' 6" x 12' 1" (4.121m x 3.693m)

Front aspect uPVC double glazed bay window. Electric fireplace with wooden mantle. Television point, telephone point, picture rail and radiator.



Dining Room 11' 11" x 10' 9" (3.630m x 3.288m)

Rear aspect uPVC sliding doors leads to the conservatory. Picture rail and radiator.



Kitchen 8' 0" x 7' 4" (2.433m x 2.225m)

Side aspect uPVC double glazed window. 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 double oven and hob. Further appliance space. Part frosted door leads to the conservatory.



Conservatory 15' 2" x 12' 2" (4.628m x 3.696m)

Rear aspect uPVC double glazed sliding doors lead to the rear garden. Wall lights. Perspex roof. Door through to the utility room and shower room. Radiator.



Utility Room 5' 7" x 5' 0" (1.696m x 1.514m)

Side aspect frosted uPVC double glazed window. Plumbing for washing machine. Extractor fan.

Shower Room

Side aspect frosted uPVC double glazed window. Three piece suite comprising fully enclosed shower cubicle with Mira shower. Low level WC, pedestal wash hand basin. Part tiled walls, extractor fan and wall mounted heater.

First Floor Landing

Side aspect frosted uPVC double glazed window. Doors to bedroom one, bedroom two, bedroom three and bathroom.

Bedroom One 15' 3" x 9' 9" (4.659m x 2.973m)

Front aspect uPVC double glazed bay window. Built in wardrobe with hanging space and shelving and head height storage above. Picture rail and radiator.



Bedroom Two 10' 11" x 9' 4" (3.332m x 2.845m)

Rear aspect uPVC double glazed window with view over the rear garden. Built in wardrobes with hanging space and shelving. Picture rail and radiator.



Bedroom Three 8' 10" x 7' 5" (2.705m x 2.250m)

Front aspect uPVC double glazed window. Radiator.



Bathroom

Rear aspect frosted uPVC double glazed window. Recently fitted three piece white suite comprising bath with mixer tap and handheld shower above, low level WC and pedestal wash hand basin. Part tiled walls and radiator.



Rear Garden

Private enclosed rear garden mainly laid to lawn with mature trees and paves seating area. Side access to the front of the property. Door through to the garage.



Double length Garage

With metal up and over door.

Side of the property

Off road parking for three vehicles.

Front Garden

Hard standing front garden with pedestrian access to the front door.

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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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