

## 68 Haven Road, Exeter, EX2 8DJ



A stunning four bedroom period property maintaining many of the original features while having been tastefully upgraded by the current owners. With accommodation spread over three floors benefiting from entrance hall, lounge, dining room, large open plan kitchen/ breakfast room, utility room, downstairs cloakroom, four double bedrooms, family bathroom, enclosed well maintained rear garden and stunning views over the river.

**Offers in the region of £450,000    Freehold    DCX02687**



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## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Accessed via solid wood front door. Stained glass inner doorway. Wooden door through to the dining room. Part glazed door to the kitchen/breakfast room. Staircase to first floor landing. Radiator. Original wooden flooring. Understairs storage cupboard.



### Dining Room 11' 3" x 9' 5" (3.424m x 2.879m)

Rear aspect part glazed doors lead to the rear garden. Original floorboards. Recess fireplace. Radiator. Opening through to the lounge.



### Lounge 13' 3" x 11' 9" (4.026m x 3.584m)

Front aspect uPVC double glazed bay window. Brick fireplace with slate hearth, wooden mantle and log burner. Original floorboards. Television point. Telephone point. Radiator.



### Open plan kitchen/ Breakfast Room 18' 11" x 8' 2" (5.764m x 2.498m)

Twin side aspect uPVC double glazed windows. Built in storage cupboards. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Integrated double oven and hob. Seating area. Radiator. Opening through to utility area.







**Utility Area 5' 5" x 5' 0" (1.663m x 1.519m)**

Plumbing for washing machine. Further appliance space. uPVC double glazed door leads to the rear garden. Door through to cloakroom.

**Cloakroom**

Side aspect frosted uPVC double glazed window. Low level WC. Wall mounted boiler.

**First Floor Landing**

Rear aspect uPVC double glazed window. Doors to bedroom one, bedroom two, bedroom three and bathroom. Turning staircase to second floor landing.

**Bedroom One 13' 8" x 13' 9" (4.169m x 4.187m)**

Front aspect uPVC double glazed bay window with stunning views over the river & pleasure ground. Original cast iron fireplace with wooden mantle. Built in floor to ceiling wardrobes with hanging space and shelving. Further storage cupboards. Original wooden flooring. Picture rail. Radiator.



**Bedroom Two 11' 7" x 9' 5" (3.535m x 2.863m)**

Rear aspect uPVC double glazed window. Radiator.



**Bedroom Three 11' 8" x 8' 2" (3.554m x 2.488m)**

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



**Bathroom**

Side aspect frosted uPVC double glazed window. Three piece white suite comprising panel enclosed bath, low level WC and pedestal wash hand basin with mixer tap. Part tiled walls. Extractor fan. Heated towel rail.





## Second Floor Landing

Into eave storage. Door through to bedroom four.

## Bedroom Four 13' 5" x 11' 11" (4.092m x 3.627m)

Rear aspect Velux window. Built in wardrobes and further storage cupboards. Radiator.



## Rear Garden

Beautifully maintained private enclosed rear garden with a large paved seating area, shingle pathway, shrub borders wooden shed and rear access.



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