

24a Gloucester Road, Exeter, EX4 2EF



A beautifully presented two bedroom end of terrace property situated on a corner plot within easy access both in and out of the City. With accommodation comprising entrance hall, kitchen, lounge, two double bedrooms, family bathroom, beautifully maintained rear garden and garage.

Offers in the Region of £265,000 Freehold DCX02721

24a Gloucester Road, Exeter, EX4 2EF

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

Accessed via uPVC part frosted front door with front aspect uPVC double glazed window. Access through to the kitchen. Wall mounted boiler. Storage cupboard. Wood laminate flooring.

Kitchen 11' 9" x 8' 7" (3.570m x 2.610m)

Front aspect uPVC double glazed window with view of the front garden. 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 dishwasher. Plumbing for washing machine. Gas cooker point. Further appliance space. Wood laminate flooring. Cove ceiling, Radiator. Part glazed doors leads to the lounge.



Lounge 16' 7" x 11' 8" (5.054m x 3.567m)

Side and rear aspect uPVC double glazed windows with views over the rear garden. Television point. Telephone point. Cove ceiling. Wood laminate flooring. Seating area. Radiator. uPVC part glazed frosted door leads to the rear garden.



First Floor Landing

Doors to bedroom one, bedroom two and bathroom. Access to the loft void above.

Bedroom One 11' 8" x 9' 1" (3.545m x 2.768m)

Twin rear aspect uPVC double glazed windows with view of the rear garden. Wood laminate flooring. Television point. Storage cupboard. Radiator.



Bedroom Two 11' 9" x 8' 8" (3.580m x 2.653m)

Twin front aspect uPVC double glazed windows. Wood laminate flooring. Radiator.



Bathroom

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



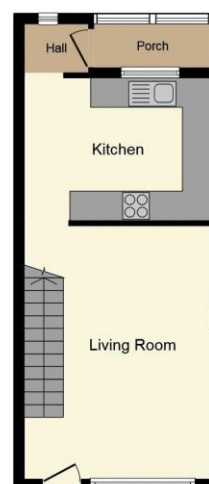
Rear Garden

Private enclosed rear garden with paved seating area, side and rear lawns with shrub borders. Wooden shed. Gated rear access.

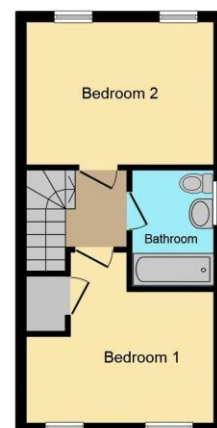


Garage

In a nearby block with metal up and over door.



Ground Floor



First Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cookleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

