



Edwin Road
Exeter EX2 8JF

for sale
£350,000



Property Description

A rare opportunity to purchase this attractive 1930s semi-detached family home, located on the popular Edwin Road of Alphington road, Exeter. Combining character features with modern conveniences, this well-presented property offers spacious and versatile accommodation throughout.

The property is approached via a private driveway and a planted front garden, leading to the front entrance. A generous living room is enhanced by a beautiful bay-fronted window that fills the room with natural light. The modern fitted kitchen offers ample storage and workspace, while the separate dining room provides an excellent space for family meals and entertaining, with doors opening directly onto the rear garden.

The first floor accommodation comprises two well-proportioned double bedrooms, a good-sized single bedroom, and a contemporary shower room suite.

Outside, the rear garden is a particular feature of the property, offering a private and enclosed outdoor space. A patio seating area leads onto a substantial lawn bordered by mature flower beds and established planting, creating a peaceful setting for relaxation and enjoyment. Attached to the rear of the house is a useful outbuilding incorporating a WC and utility area. A side gate provides access to the single garage. Positioned within a desirable residential area with easy access to local amenities, schools, transport links and Exeter city centre, this wonderful home presents an excellent opportunity for a range of buyers.

Agents Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

Entrance Porch

Small porch to the front door.

Entrance Hall

Double glazed side aspect window, under stairs storage, wall mounted radiator.

Living Room

Double glazed front aspect bay window, feature fireplace, wall mounted radiator.

Dining Room

Sliding door to garden, fireplace with wood burning stove, fitted storage, wall mounted radiator.

Kitchen

Double glazed side aspect window, door to rear, wall and base units, work surfaces, oven and hob with extractor over, sink unit, space for appliances, wall mounted radiator.

Lean To

Side aspect window.

Downstairs WC

Side aspect window, low level toilet, wash hand basin.

Landing

Double glazed side aspect window.

Bedroom 1

Double glazed front aspect bay window, two fitted wardrobes, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, two fitted storage cupboards, wall mounted radiator.

Bedroom 3

Double glazed front aspect window, wall mounted radiator.

Shower Room

Double glazed rear aspect window, corner mains shower, low level toilet, wash hand basin, storage cupboard, wall mounted radiator.

Rear Garden

Patio, law, mature planted borders, fenced surround.

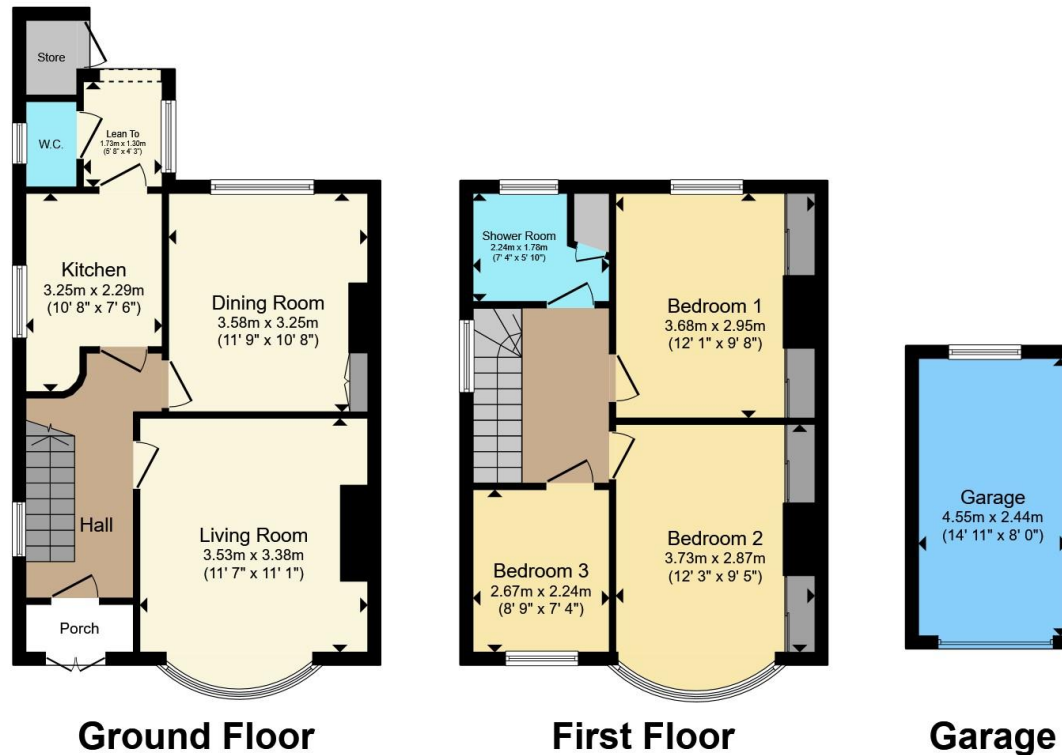
Parking

Driveway to front, single garage.









Total floor area 100.8 m² (1,086 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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T 01392 221 331
E exeter@connells.co.uk

8-9 South Street
 EXETER EX1 1DZ

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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