



Gloucester Road
Exeter EX4 2EB

for sale guide price
£290,000



Property Description

GUIDE PRICE £290,000 - £300,000

Situated in the popular residential area of Exwick, Exeter, this spacious four-bedroom terraced home is arranged over three floors and offers generous, versatile accommodation ideal for modern family living also offered for sale with no chain.

The well-designed layout provides four well-proportioned bedrooms and spacious living areas, creating a home that is both practical and comfortable. The property benefits from both a family bathroom and a separate shower room, providing added convenience for busy households.

Outside, the enclosed rear garden is level and designed to offer an enjoyable outdoor space for all ages. Featuring a paved patio area, perfect for outdoor dining and entertaining, alongside a lawn, the garden is fully enclosed, making it ideal for families and those with pets.

There is also driveway parking to a garage.

Located within easy reach of local amenities, well-regarded schools, transport links and Exeter city centre, this attractive home presents an excellent opportunity for families, first-time buyers looking for extra space, or investors alike.

Lower Ground Floor Hallway

Under stairs storage, wall mounted radiator.

Living/ Dining Room

Double glazed rear aspect window and door, double glazed rear aspect sealed unit, wall mounted radiator.

Kitchen/ Diner

Double glazed side aspect window, base units, work surfaces, double electric oven, gas hob. stainless steel sink unit, plumbing for dish washer, tiling, plumbing for washing machine, wall mounted radiator.

Ground Floor Hallway

Double glazed obscured front door, stairs to lower ground floor and first floor.

Bathroom

Bath with shower attachment, low level toilet, wash hand basin, tiling, extractor fan, wall mounted radiator.

Bedroom 1

Double glazed rear aspect window, built-in wardrobe, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

First Floor Landing

Double glazed front aspect sealed unit, airing cupboard with wall mounted radiator.

Bedroom 3

Double glazed rear aspect window, built-in wardrobe, wall mounted radiator.

Bedroom 4

Double glazed door to balcony with wrought iron railings, two double glazed rear aspect sealed units, wall mounted radiator.

Shower Room

Double glazed obscured front aspect window, shower cubicle with mains shower, low level toilet, wash hand basin.

Front Garden

Lawned area and shrubs. Driveway to...

Garage

With up and over door. (Not inspected).

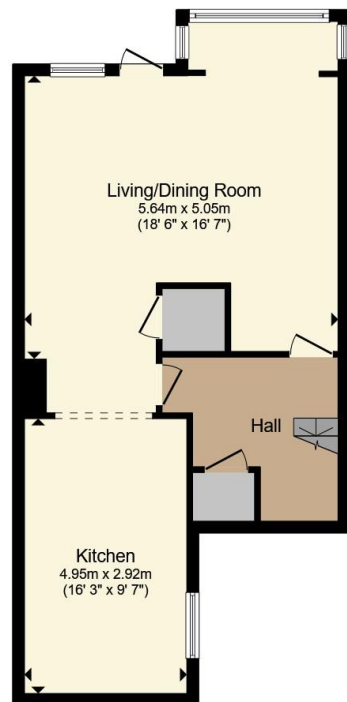
Rear Garden

Paved area and lawn, all enclosed by fencing.

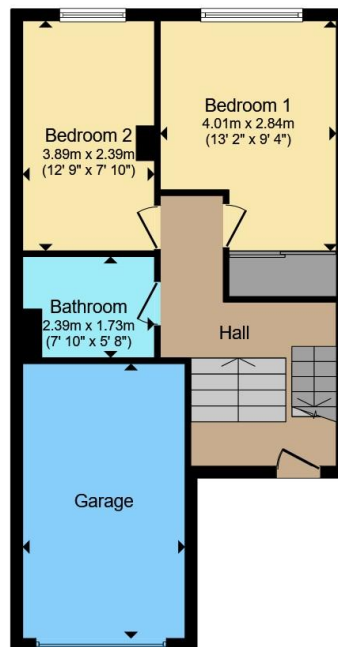




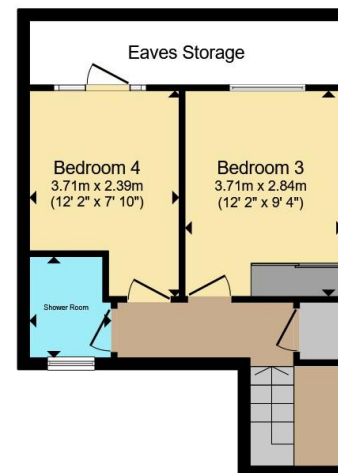




Lower Ground Floor



Ground Floor



First Floor

Total floor area 142.2 m² (1,531 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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8-9 South Street
EXETER EX1 1DZ

EPC Rating: Awaited
Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/EXR318006



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Property Ref: EXR318006 - 0003