

SOUTHGATE
ESTATES

£250,000
Guide Price

2 1 1

60 Greyfriars Road, Exeter, Devon, EX4 7BS







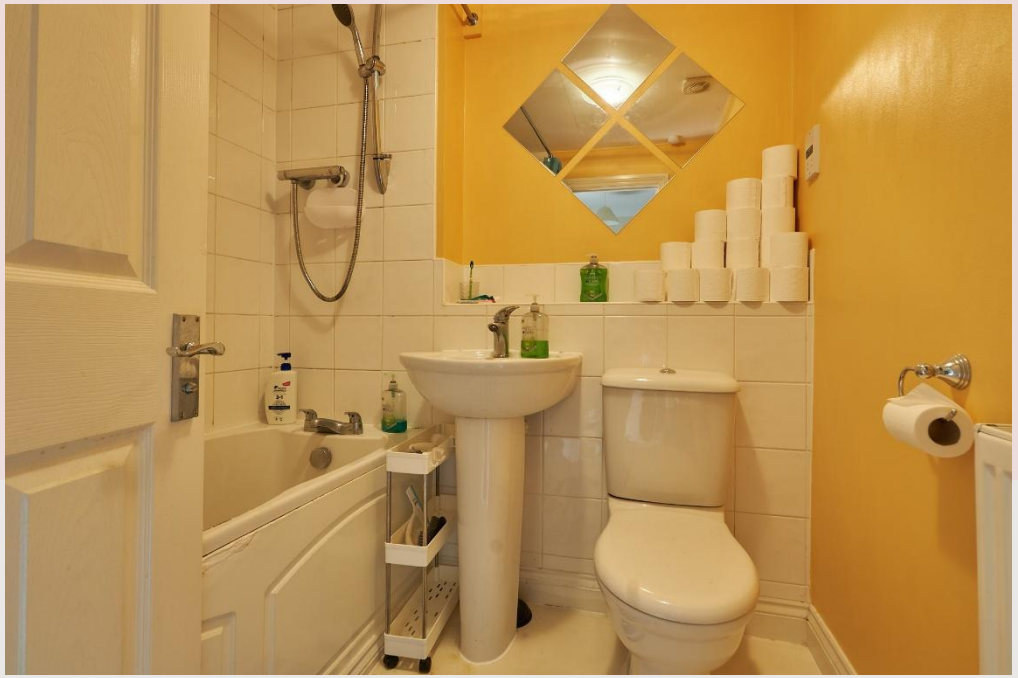
60 Greyfriars Road, Exeter, Devon, EX4 7BS

A well-proportioned two bedroom terraced house situated within the popular Greyfriars Road development, offering a spacious kitchen diner, an enclosed south-facing rear garden and allocated off-road parking. The property is being sold with no onward chain and provides well-arranged accommodation across two floors, making it an appealing choice for a range of purchasers.

Greyfriars Road is conveniently positioned for a range of local amenities, including shops, primary and secondary schools, places of worship and healthcare facilities. Polsloe Bridge railway station is also nearby, with regular bus services providing links into Exeter city centre and the surrounding areas.

Ground Floor The entrance hallway provides access to the living room, with stairs rising to the first floor. The living room is a pleasant reception space, featuring a uPVC double-glazed window to the front aspect with a leafy outlook and a useful built-in cupboard beneath the stairs. To the rear, the spacious kitchen diner offers ample room for both cooking and dining, with a range of matching wall and base units, wood-effect worktops and a tiled splashback. There is a stainless steel one-and-a-half bowl sink and drainer, an integrated oven with gas hob and extractor hood, and space for a tall fridge freezer, a washing machine, and a slimline dishwasher. A window overlooks the rear garden, while an archway leads through to the lobby, where the boiler is housed. The lobby also provides access to the downstairs cloakroom, which comprises a WC, wash basin and obscured window to the rear aspect, as well as a door opening directly onto the garden.





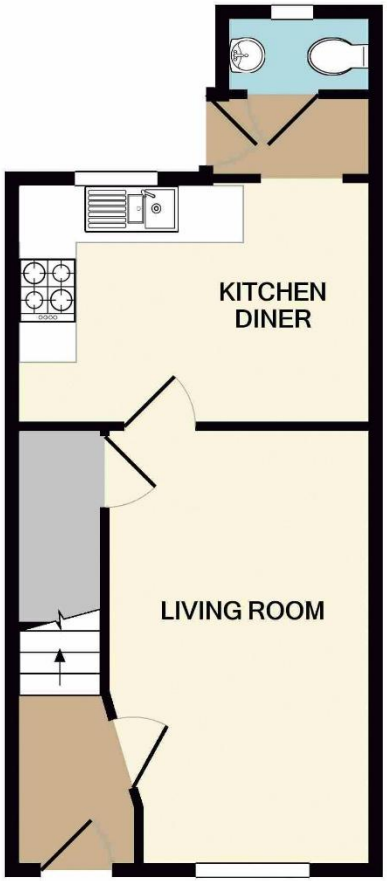
First Floor The landing provides access to both bedrooms and the bathroom, together with a hatch to the loft. Both bedrooms are comfortable doubles, with the front-facing principal bedroom enjoying a leafy outlook and a recessed space suitable for a wardrobe. The second bedroom overlooks the rear garden and benefits from a spacious built in cupboard. The bathroom is fitted with a bath with a shower attachment over, a wash basin and WC, with part-tiled walls, an extractor fan and a radiator completing the space.

Outside The south-facing rear garden is enclosed and features a paved area, a section of lawn and a flowerbed border planted with a variety of plants and shrubs. A gate provides rear pedestrian access. To the front, the property benefits from an allocated off-road parking space and a front garden space.

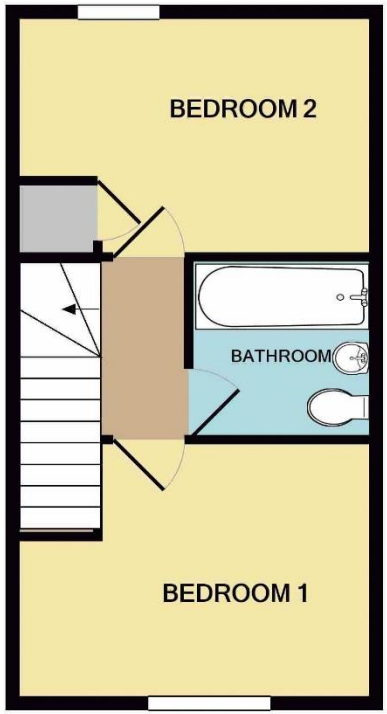
Property Information Tenure: Freehold Council tax band: B.

- *2 Bedrooms*
- *Terraced House*
- *Enclosed Rear Garden*
- *No Onward Chain*
- *Allocated Parking Space*
- *Convenient Location*





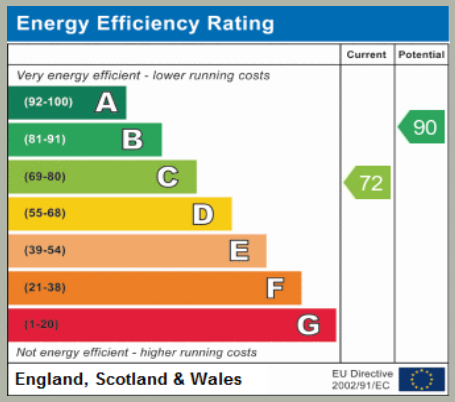
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Performance Rating



The Property Ombudsman

www.tpos.co.uk

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