



**ROBERT
WILLIAMS**

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**Guide £300,000
Freehold**

13 Dinham Road
Exeter
Devon
EX4 4EE

13 Dinham Road

A spacious 4 bedroom period terraced house, in a superb central location on Dinham Road, just 250 metres or so from the city centre.



The location...

The location is ideal for a self-confessed city dweller or for an investment, being just a short walk from the city centre, plus university and St David's station a little further.

The situation...

French doors lead out from the breakfast area off the kitchen, to a small, west facing courtyard garden that provides space for entertain or eating out. There is also pedestrian access to the courtyard from the rear.



Accommodation, with approximate room sizes, comprises :

Sitting room - 11' 9" x 11' 1" (3.58m x 3.38m), Dining room - 13' 11" x 9' 4" (4.24m x 2.84m), Kitchen - 8' 3" x 7' 7" (2.51m x 2.31m), Breakfast area - 6' 0" x 5' 7" (1.83m x 1.70m), Bedroom 1 - 14' 9" x 11' 9" (4.49m x 3.58m), Bedroom 2 - 13' 11" x 9' 4" (4.24m x 2.84m), Bathroom - , Bedroom 3 - 14' 11" x 11' 10" (4.54m x 3.60m), Bedroom 4 (including en suite) - 11' 10" x 9' 4" (3.60m x 2.84m)

Key Points

TYPE

Terraced House

BEDROOMS

4 Bedrooms (3 double, one single)

COUNCIL TAX BAND

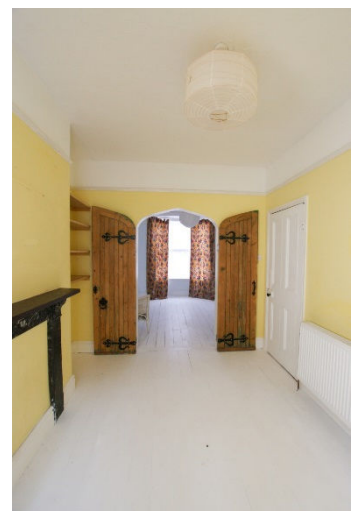
Band C

EPC RATING

Band C

The Property...

This extremely spacious three storey house has two very good-sized reception rooms along with a kitchen and breakfast area on the ground floor. On the first and second floors are three generous double bedrooms, one en-suite single room and a family bathroom. The accommodation is bright, airy and there are many period features throughout, including some lovely fireplaces, joinery and mouldings. This traditional style is combined with modern features such as gas fired central heating and double glazing. Though generally in good order throughout, the property has been rented for some years and would benefit a decorative 'tidy-up' and possibly an updated kitchen and bathroom, though it could certainly be lived in as it is. French doors lead out from the breakfast area off the kitchen, to a small, west facing courtyard garden that provides space for entertain or eating out.



Time to find out more...

Call: 01392 204800

Web: www.robertwilliams.co.uk

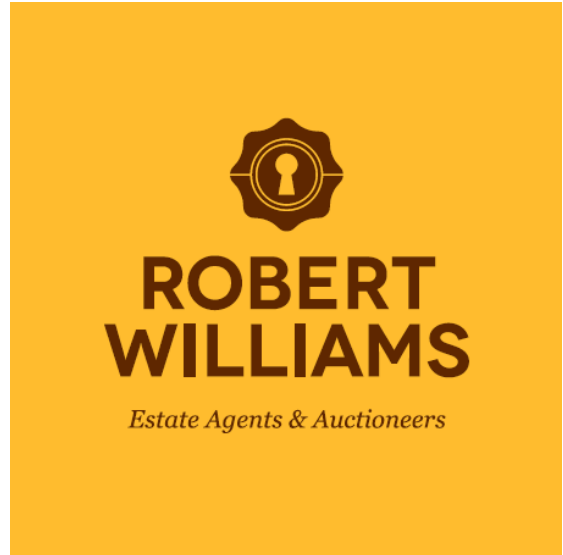
Visit: 2 Southernhay West, Exeter, EX1 2RR

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Floor plan provided for general information only

NOT TOP SCALE



Important information / Consumer Protection from Unfair Trading Regulations 2008

The selling agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller, as the Agent has not had sight of the title documents. Fixtures and fittings shown in photographs must be assumed not to be included in a sale (the sellers will complete a form detailing all fixtures and fittings that will be included prior to exchange of contracts). A Buyer is strongly advised to obtain verification from their Solicitor or Surveyor on all of these points prior to proceeding with a purchase. Buyers are also strongly advised to check the availability of any property before embarking on any journey to view.