

123 Gras Lawn, Exeter

Exeter

In Excess of £500,000







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Exeter

£500,000 - £525,000 as a guide. Exceptional four-bedroom terraced house in desirable Exeter. Refurbished kitchen, home office, landscaped garden, balcony, garage, driveway, and chain-free.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Landscaped south facing garden
- Private balcony
- Off-road parking
- Integral garage
- Modern kitchen with integrated appliances
- Garden access through French doors
- Contemporary bathrooms with walk-in shower and bathtub
- Spacious bedrooms with built-in wardrobes
- Dedicated home office space
- Abundant natural light throughout
- Popular location with Exeter
- Walking distance of RD&E and the popular Exeter Quay
- Garage and Driveway
- 4 bedrooms
- Refurbished kitchen/diner
- Nearby local amenities
- Renovated rear garden
- Chain free
- Excellent schooling within the catchment







Hall
18' 3" x 16' 4" (5.57m x 4.98m)
Located on the ground floor with direct access to the lounge and the kitchen diner.

W/C
8' 1" x 2' 11" (2.47m x 0.90m)
Located on the ground with a sink and storage provided with a splashback above the worktop

Kitchen
16' 0" x 13' 10" (4.87m x 4.22m)
A spacious, open-plan kitchen/diner featuring a recently refurbished kitchen with a comprehensive range of integrated appliances, including an electric oven and hob, fridge freezer, dishwasher, washer dryer and microwave. Double doors open directly onto the south-facing rear garden, allowing natural light to flood the room and creating a bright, welcoming space ideal for everyday living and entertaining.

Lounge
15' 11" x 15' 11" (4.86m x 4.86m)
Located on the first floor, the space allows excellent natural light to flow in.

Bedroom 1
14' 8" x 13' 9" (4.47m x 4.20m)
Stunning bedroom located on the 1st floor with built in wardrobes and a balcony and direct access to an en suite.

En-suite
6' 5" x 5' 8" (1.95m x 1.72m)
Located directly off bedroom 1, the space has a shower, ample storage above and below the sink.

Bedroom 2
15' 5" x 10' 11" (4.70m x 3.34m)
Double bedroom located on the 2nd floor, excellent space along with good natural light.

Bedroom 3
16' 1" x 9' 5" (4.91m x 2.88m)
Double bedroom located on the 2nd floor, this room



GARDEN

The property benefits from a delightful south-facing rear garden, accessed directly from the kitchen/diner. Recently renovated to create an attractive, low-maintenance outdoor space, the garden is a real sun trap, enjoying plenty of sunshine throughout the day and into the evenings. Ideal for relaxing, outdoor dining and entertaining.

GARAGE

Single Garage

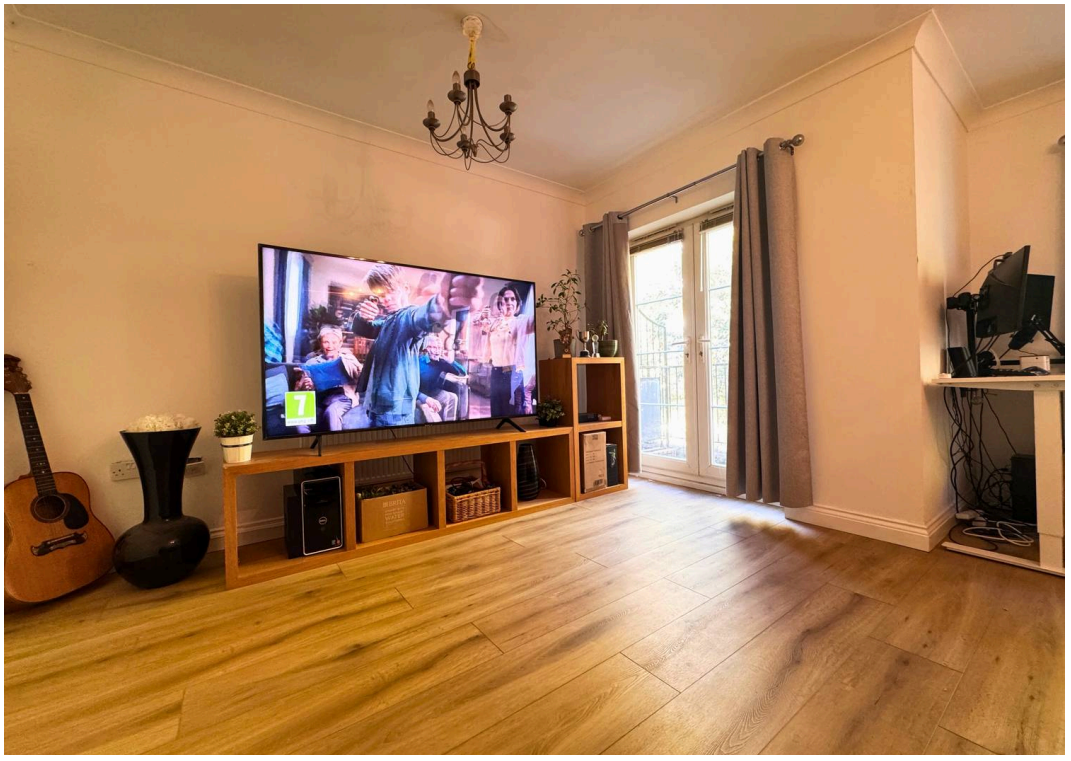
PERMIT

DRIVEWAY

1 Parking Space

Located in front the garage.

ON STREET



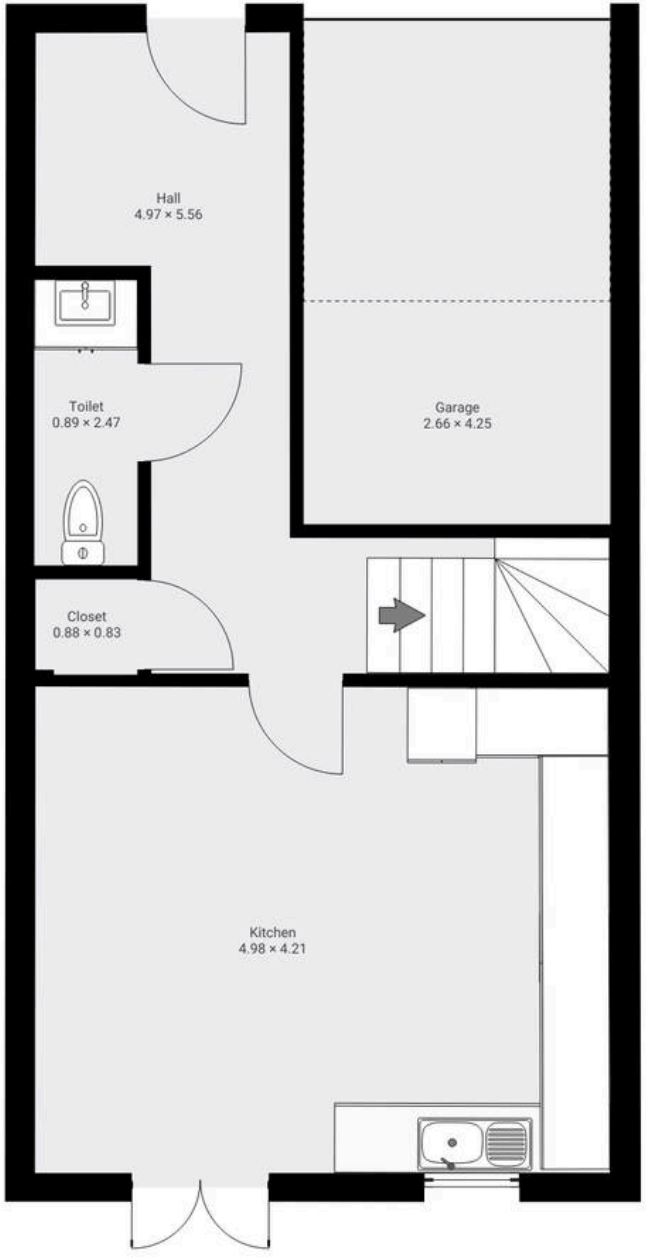






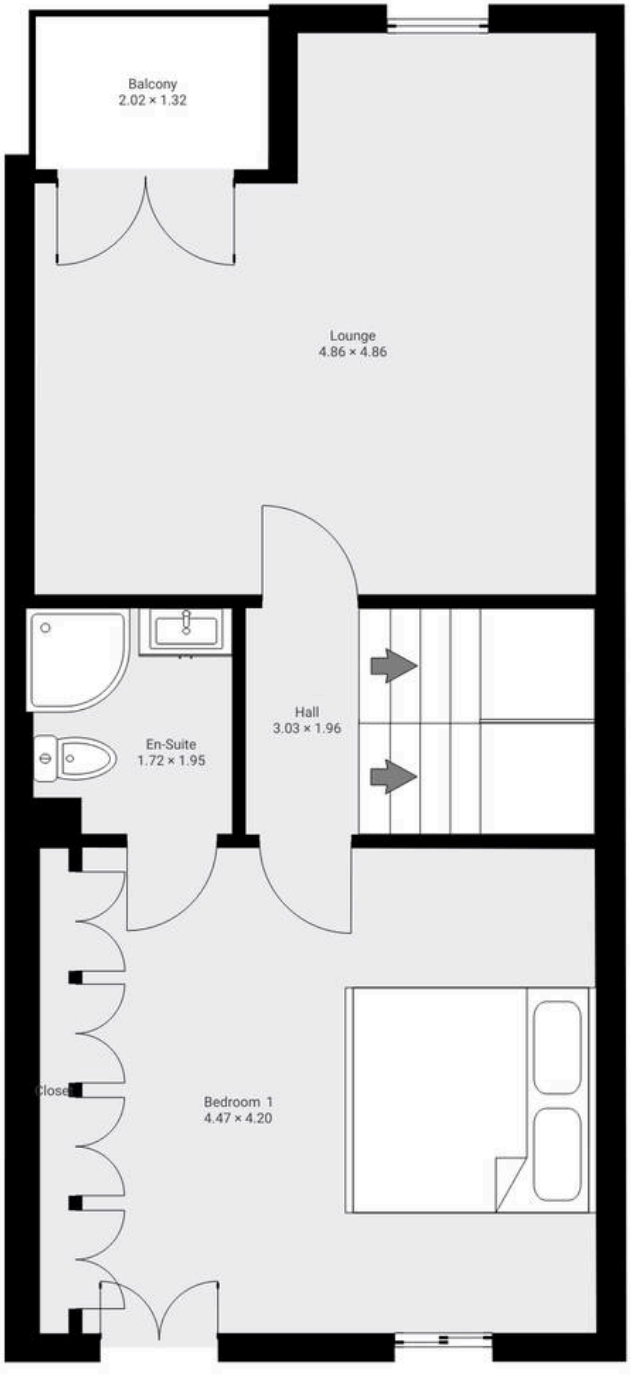
▼ Ground Floor

TOTAL AREA:47.07 m²-LIVING AREA:35.78 m²-ROOMS:5



▼ 1st Floor

TOTAL AREA:52.19 m²-LIVING AREA:49.52 m²-ROOMS:5



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