



30b Bridge Road, Exeter

Exeter

Guide Price £425,000



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Exeter

Exceptional 3-bed detached new build with EPC A, open-plan living, luxury main suite, large garden, summer house, parking for up to 4, near Exeter hospital, schools, city centre and transport links.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating:



Open Stylish Entrance Hallway

Lounge

20' 9" x 14' 1" (6.33m x 4.30m)

Large open lounge space with tiled floor

Kitchen / Diner

20' 8" x 15' 7" (6.31m x 4.75m)

Beautiful modern kitchen diner with large windows and masses of light. Featuring a statement island and access to the rear garden.

WC - Ground Floor

Modern WC

Bedroom 2

20' 10" x 14' 3" (6.35m x 4.35m)

A generously sized double Bedroom with 2 rows of built in wardrobes.

Bedroom 3

9' 5" x 9' 5" (2.86m x 2.87m)

Well Proportioned 3rd Bedroom with front facing view

Bathroom

14' 8" x 8' 0" (4.48m x 2.43m)

Modern stylish bathroom with feature bath and walk in shower.

Principle Bedroom

Principle Bedroom - Very large 2nd floor Loft Room with Velux Windows and Large Modern En-Suite

Modern En-Suite Shower Room

Modern En-Suite Shower Room

Utility / Storage Room

15' 6" x 6' 11" (4.73m x 2.10m)

Large Utility and Storage Room with fitted cupboards

Summer House - Rear Garden

Multi function Summer House to rear of garden.





REAR GARDEN

Large garden to the rear of property with Summer house and Storage Shed

DRIVEWAY

4 Parking Spaces

Large driveway with capacity for up to 4 Vehicles. On street parking also available.







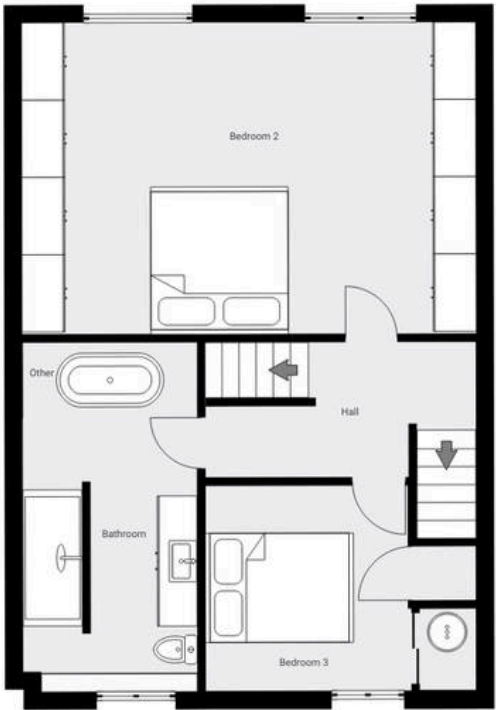
▼ Ground Floor

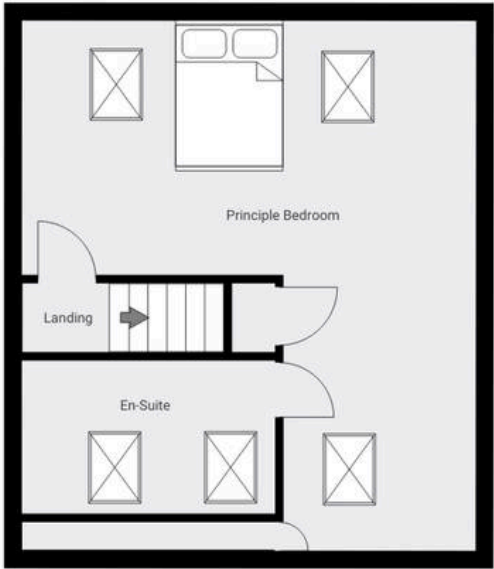
TOTAL AREA:86.40 m²-LIVING AREA:86.40 m²-ROOMS:5



▼ 1st Floor

TOTAL AREA:56.54 m²-LIVING AREA:56.54 m²-ROOMS:7







Housen Estates

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