



End Terrace HOME

CHECK OUT this lovely End-Terrace FAMILY HOME featuring 3 Bedrooms, Living Room, Kitchen/Dining Room, En-suite Shower, Bathroom, front and rear Gardens and Garage situated just a short walk from shops, schools, country park and rail station.

1 Mead Cross | Exeter | EX5 7BF

complete.

thoroughly good property agents



PROPERTY TYPE

End Terraced House



SIZE

868 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

3



WARMTH

District Heating System



PARKING

Garage



OUTSIDE SPACE

Garden



EPC RATING

74C



COUNCIL TAX BAND

C



in a nutshell...

- 3 Bedrooms
- Kitchen/Dining Room
- Sitting Room
- Bathroom and Cloakroom
- En-suite Shower Room
- Leasehold Garage
- Close to local Schools, Shops & Bus route
- Local Country Park & Rail Station
- Easy access to M5, Exeter & A30





the details...

A paved pathway leads through the front garden, which wraps around the property, and brings you to the front door. Stepping inside, the entrance hall provides access to a useful cloakroom with a WC and wash basin, along with stairs rising to the first floor. To the left, the sitting room opens directly onto the rear garden, creating a seamless connection between the indoor space and the outdoors.

Beyond this, the kitchen/dining room features a range of modern cupboards and worktops, with an electric oven and induction hob with extractor fan, as well as designated space for a fridge/freezer and washing machine.

Carpeted stairs lead to the first floor, where a diamond-shaped window draws in natural light and adds character. Upstairs, there are three bedrooms, two of which are well-proportioned doubles. The master bedroom is a generous double, complete with a fitted wardrobe, storage cupboard, and a stylish en-suite shower room with vinyl flooring, a tiled shower, wash basin and WC. The two additional bedrooms are light and airy, both enjoying an outlook over the front of the property. Bedroom Two benefits from practical vinyl flooring, while Bedroom Three is comfortably carpeted.

Completing the accommodation is the family bathroom, fitted with practical vinyl flooring and comprising a bath with shower over, wash basin and WC

Outside, the enclosed rear garden has been thoughtfully landscaped with a patio, small pond and lawn bordered by mature plants and shrubs. A garden gate provides access to the front of the property, where the garage is located beneath a neighbouring coach house.

Tenure - Freehold
Garage - Leasehold
Council Tax Band C



**Approximate Gross Internal Area 868 sq ft - 80 sq m
(Excluding Garage)**

Ground Floor Area 434 sq ft – 40 sq m

First Floor Area 434 sq ft – 40 sq m

Garage Area 159 sq ft – 15 sq m



Garage

Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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