

Smiths Court, EX2

MOVELI





## Smiths Court, EX2

A superbly presented three bedroom home in a sought-after location, close to the river and the popular quay. The accommodation comprises a large open plan living room, kitchen and bathroom. There is also a south facing rear garden and allocated parking.

- A LOVELY TERRACED HOME
- PERFECT FOR YOUNG FAMILIES OR COUPLES
- THREE BEDROOMS
- LIGHT LIVING/DINING ROOM
- KITCHEN & DOWNSTAIRS CLOAKROOM
- CLOSE TO RIVER AND QUAY
- FAMILY BATHROOM
- SOUTH FACING GARDEN
- OFF STREET PARKING

This beautifully presented terraced house is the perfect for first time buyers or families looking for a fantastic home with little or no work to do. The property has generous, light and open accommodation including three bedrooms and one open plan reception room. Two of the bedrooms are good double rooms and the third is a large single room. Completing the first floor accommodation is a superbly fitted bathroom. On the ground floor is the fantastic living room with space for dining table and sliding doors to the rear garden. The kitchen is fitted with wall and base units with solid wood work surfaces and includes a fitted oven with hob and extractor over. there is also a fitted slim-line dishwasher, space for a washing machine and fridge freezer. Also on the ground floor is the cloakroom and two storage cupboards. Externally there is a small front garden with bin storage and a good-sized rear garden with patio area, lawn and storage shed. There is also a gate leading to the allocated parking area where there is space for one vehicle. Smiths court also has additional parking available to residents on a first come, first serve basis. ►

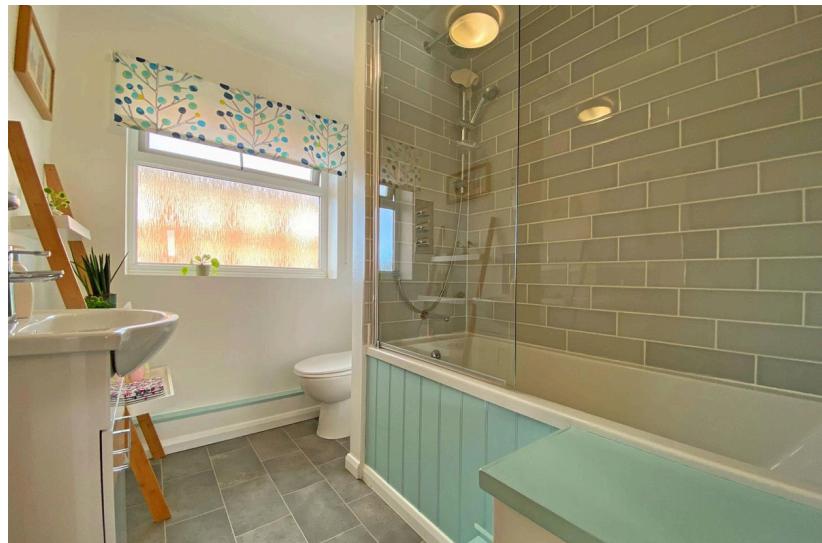


► The property is located close to the popular quay and canal, with lovely walks and leisure activities as well as restaurants, cafes and shops.

Overall this property is in excellent condition and represents a fantastic opportunity to acquire a lovely home in a sought-after location. Viewing is highly recommended.

Tenure: Freehold  
Council Tax Band: C  
Local Authority: Exeter





## LOCATION

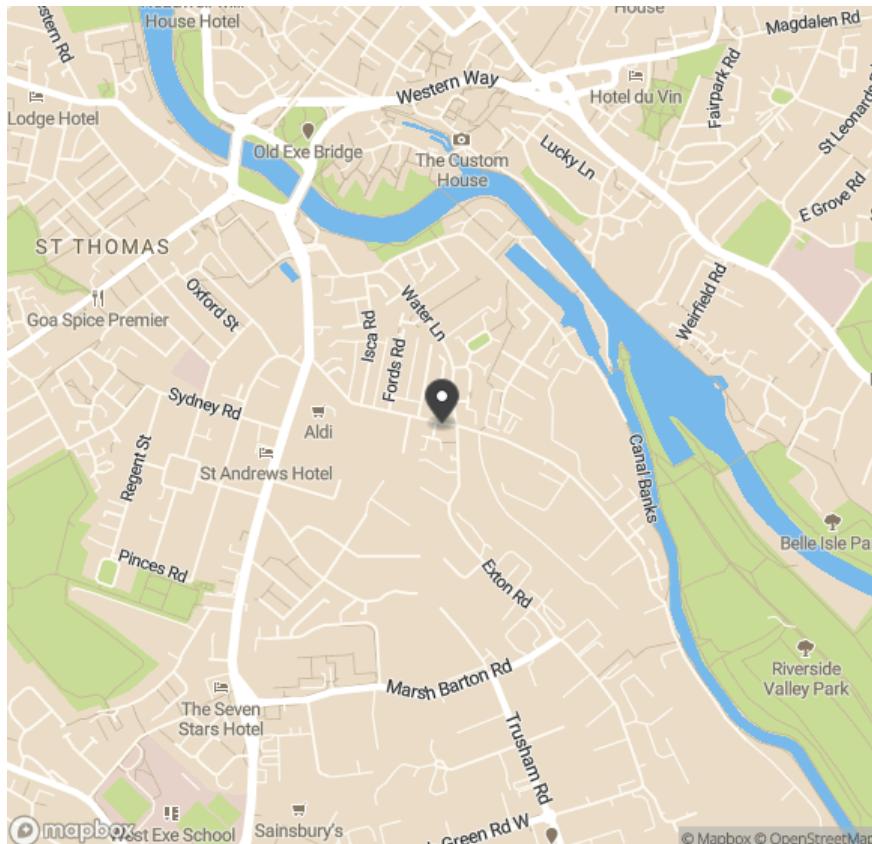


Property location

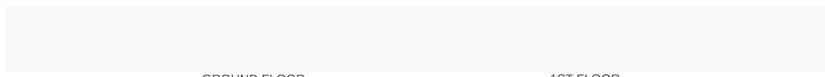
## ENERGY PERFORMANCE CERTIFICATE (EPC)

Current: 74

Potential: 79

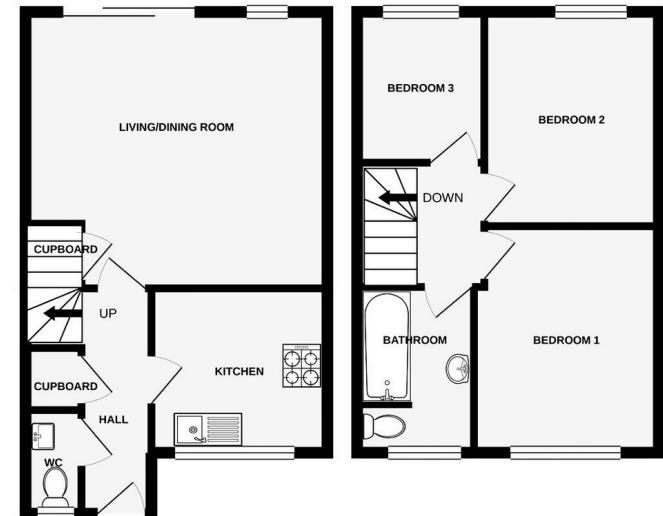


## FLOOR PLAN



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 guidance only and should not be relied on as such by any prospective purchaser. The heating, water, drainage, gas and electricity systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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