



East of Ex
ESTATE AGENTS

Robert Davy Road
Exeter £325,000

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A fantastic three-bedroom mid-terraced home, recently modernised by the current owners and ideally suited to first-time buyers. Featuring a stylish open-plan kitchen/living/dining room with bi-fold doors, three bedrooms, en-suite principal bedroom, garden and allocated parking, all within easy reach of Exeter, Topsham and excellent transport links.

Mid-terraced | Three-bedrooms | Modern open-plan kitchen/living/dining room | Spacious sitting room | Principal Bedroom with En-suite | Family Bathrom | Downstairs Cloakroom | Rear Garden | Allocated Parking Space |

DESCRIPTION

A fantastic opportunity for first-time buyers, this well-presented three-bedroom mid terraced home has been thoughtfully updated by the current owners, creating a modern and versatile property ready to move straight into. The accommodation is well laid out, with the recently modernised kitchen/living/dining room providing a particularly impressive heart to the home.

Upon entering, the welcoming hallway leads into the spacious sitting room, which benefits from a large bay window overlooking the neighbouring green space. The room provides a comfortable and bright area to relax, while also leading naturally through to the main living accommodation.

The recently modernised kitchen/living/dining room is a fantastic space for both everyday living and entertaining. The kitchen has been finished to a high standard with a range of modern units, work surfaces and integrated appliances, while the newly laid flooring continues through the space, creating a contemporary and cohesive finish. The generous open-plan layout provides plenty of room for dining and relaxing, with bi-fold doors opening directly onto the rear garden, allowing the outside space to become an extension of the living accommodation during the warmer months. A downstairs cloakroom completes the ground floor.

Upstairs, the property offers three bedrooms. The principal bedroom is a particularly attractive space, benefiting from a



bay window, built-in wardrobe and its own en-suite shower room. The second bedroom is another well-proportioned double, while the third bedroom provides a versatile space that could be used as a single bedroom, home office or nursery, depending on the new owner's requirements. A modern family bathroom completes the first floor.

Outside, the rear garden provides a pleasant private space with rear access to an allocated parking space, as well as direct access from the open-plan living area.

LOCATION

Robert Davy Road is situated within a popular modern residential development in Exeter, offering a convenient setting for both everyday amenities and travel. The property is well placed for access to Newcourt, Topsham and Exeter city centre, with excellent transport links nearby.

The nearby Newcourt railway station provides regular services towards Exeter and beyond, while Topsham railway station is also within easy reach. There are local bus services close by, together with a range of shops, cafés, schools and other amenities available in the surrounding area.

The property also benefits from being close to the River Exe and the popular Topsham area, offering opportunities for riverside walks, cycling and enjoying the surrounding countryside, while Exeter's wider range of shopping, leisure and recreational facilities is easily accessible.

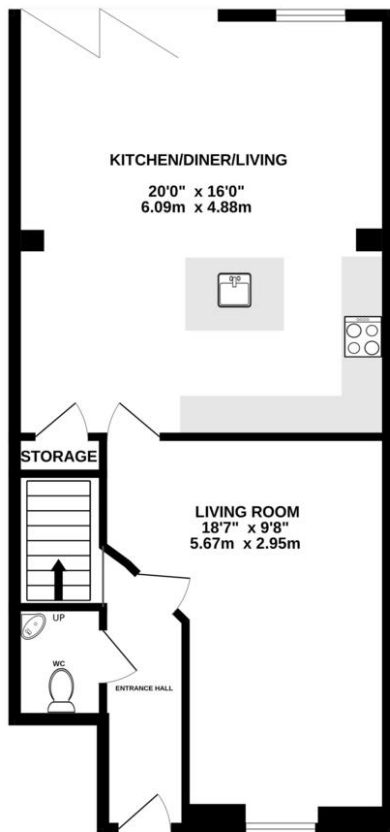
AGENT NOTES

To the best of the Vendors knowledge, they have advised the following: -

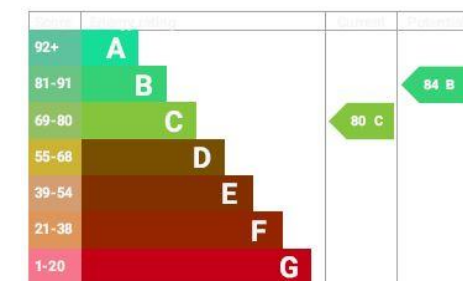
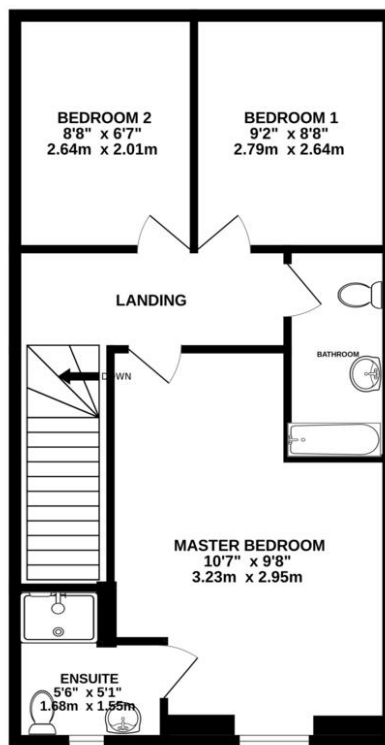
Tenure: Freehold
Council Tax Band: C
Council: Exeter City Council
Parking: Allocated Parking Space
Garden: Enclosed Rear Garden
Electricity: Mains
Gas: Mains
Heating: Gas Central Heating
Water supply: Mains
Sewerage: Public
Broadband: Full fibre broadband with up to 1600MPS download & 115MPS upload
Mobile Signal: Several networks currently showing as available at the property including EE & 3



GROUND FLOOR
655 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



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