



## 32 Cedars Road, Exeter, EX2 4NA

Guide Price £310,000 Freehold

- Two bedroom mid-terrace house
- Kitchen
- Enclosed low maintenance rear garden
- Lounge
- Utility Room
- No onward chain
- Dining Room
- Bathroom

# 32 Cedars Road, Exeter EX2 4NA

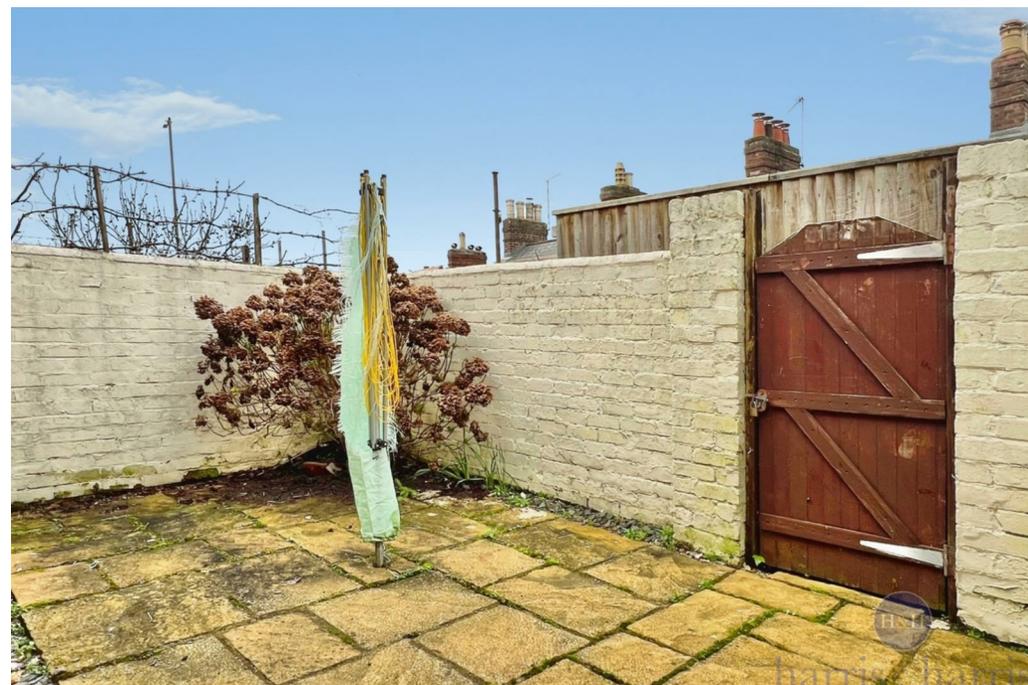
This 2 bedroom terraced house in Exeter is \*\*for sale\*\* and offers practical, well-planned accommodation in good condition, ideal for anyone looking to move straight in and enjoy the space.

Inside, you'll find two reception rooms, giving flexibility for a separate lounge and dining area. The fitted kitchen includes an integral four-ring gas hob and electric oven, with a separate utility room,, helping to keep day-to-day living organised. Upstairs are two double bedrooms, one featuring a decorative fireplace, along with a spacious bathroom with a shower over the bath and a rain shower fitting. The property benefits from gas central heating, double glazing and residents' permit parking.

The house is well placed for enjoying Exeter's amenities, nearby, you'll find a range of local shops, cafés and services in Magdalen Road and Exeter's vibrant city centre offers further shopping, restaurants and leisure options, as well as attractive green spaces along the River Exe and in local parks.



Council Tax Band: C



## Hall

Door leading to the accommodation and fuse box.

## Hallway

Doors leading to the accommodation and stairs with a wooden hand rail ascends to the first floor and a smoke detector.

## Lounge

11'6" x 10'9" (3.51 x 3.28)

With a feature bay window to the front aspect and an electric fireplace with a hearth and surround.

## Dining Room

11'8" x 9'4" (3.57 x 2.86)

Window to the rear aspect with two understairs storage cupboards.

## Kitchen

9'10" x 9'1" (3.00 x 2.77)

Fitted with a range of matching wall and base units with work tops over comprising a stainless steel sink and drainer and a four ring gas hob with an oven underneath and an extractor hood above. Further benefiting from space for a free standing fridge freezer, a radiator and a side access door to the garden.

## Utility Room

8'11" x 4'11" (2.72 x 1.52)

Fitted with a range of matching wall and base units with work tops above with space and plumbing for a washing machine. A window to the rear aspect and radiator.

## Landing

Doors leading to the accommodation with loft access and a smoke detector overhead.

## Bedroom 1

15'2" x 10'9" (4.64 x 3.29)

A double bedroom with a bay window to the front aspect and radiator.

## Bedroom 2

9'3" x 9'6" (2.82 x 2.90)

A double bedroom with a bay window to the rear aspect, radiator and a decorative cast iron fireplace.

## Bathroom

9'9" x 10'10" (2.98 x 3.31)

Fitted with a white suite comprising a low level hand flush w.c. a hand wash basin inset into a vanity unit and a bath unit with a wall mounted shower over taps. An opaque window to the rear aspect, radiator and a storage cupboard housing a wall mounted boiler.

## Outside

Accessed from the kitchen the property benefits from a low maintenance rear garden with a wooden decked seating area and rear access gate.

## Agents Notes

Tenure: Freehold

Local Authority: Exeter City Council

Council Tax Band: C

Utilities; All utilities are mains connected

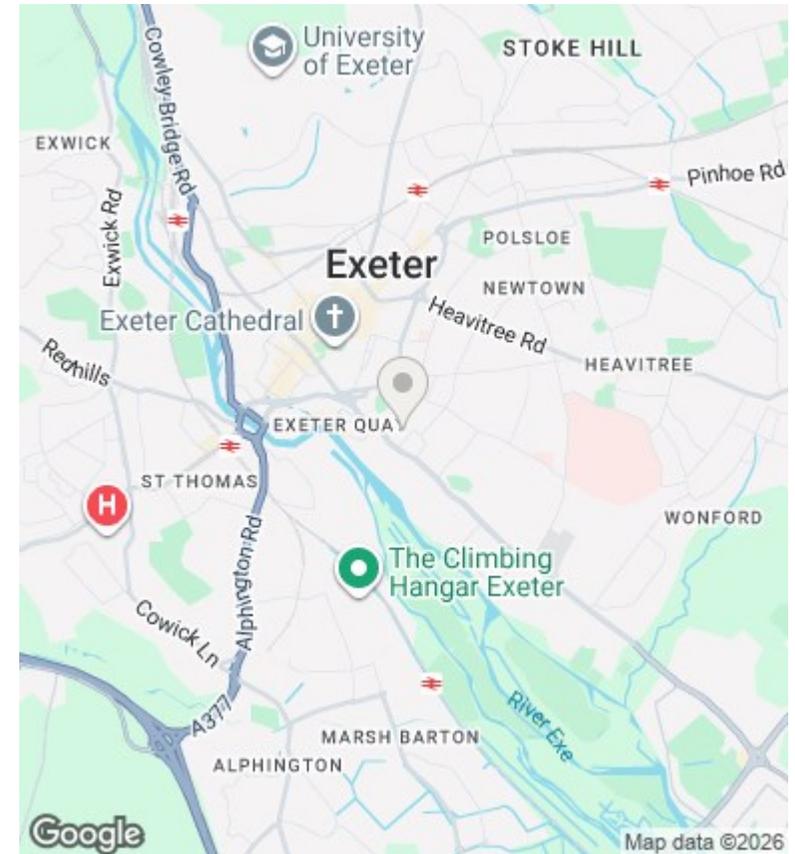
Broadband: Full fibre broadband is available to order. Please visit [openreach.com](http://openreach.com) for more information

Mobile phone coverage: For more information can be found [checker.ofcom.org.uk](http://checker.ofcom.org.uk)  
Flood Risk; Very low risk from flooding rivers and sea. Very low risk from flooding from surface water

Parking: Resident's permit parking



TOTAL FLOOR AREA: 815 sq.ft. (75.7 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operation or condition on the date.  
 Made with floorplan clicker



### Directions

what3words: lion.live.trade

### Viewings

Viewings by arrangement only. Call 01297 631199 to make an appointment.

### Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	